

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Holmes Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 08/02/2023 to 07/02/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	216 Stewart St BRUNSWICK EAST 3057	\$1,310,000	27/11/2023
2	43 Nicholson St COBURG 3058	\$1,224,500	18/01/2024
3	21 Cassels Rd BRUNSWICK 3056	\$1,150,000	11/11/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/02/2024 16:32



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,200,000 - \$1,300,000  
Median House Price  
08/02/2023 - 07/02/2024: \$1,300,000

## Comparable Properties



216 Stewart St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,310,000  
Method: Private Sale  
Date: 27/11/2023  
Property Type: House  
Land Size: 470 sqm approx



43 Nicholson St COBURG 3058 (REI) Agent Comments



Price: \$1,224,500  
Method: Private Sale  
Date: 18/01/2024  
Property Type: House  
Land Size: 515 sqm approx



21 Cassels Rd BRUNSWICK 3056 (REI) Agent Comments



Price: \$1,150,000  
Method: Auction Sale  
Date: 11/11/2023  
Property Type: House (Res)  
Land Size: 530 sqm approx

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