Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Holmes Street, Brunswick Vic 3056
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,300,000	Pro	perty 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

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



Date of sale







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)

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



43 Nicholson St COBURG 3058 (REI)

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

Agent Comments



21 Cassels Rd BRUNSWICK 3056 (REI)

Date: 11/11/2023 Property Type: House (Res) Land Size: 530 sqm approx

Price: \$1,150,000 Method: Auction Sale

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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