Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Bezzell Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,305,000	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	191 Blyth St BRUNSWICK EAST 3057	\$1,600,000	21/10/2023
2	162a Blyth St BRUNSWICK EAST 3057	\$1,672,500	19/03/2024
3	58b Smith St BRUNSWICK WEST 3055	\$1,835,000	11/12/2023

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:

20/03/2024 13:47









Property Type: House Land Size: 141 sqm approx Agent Comments

Greg Cusack 9387 5888 0417 128 125 gregcusack@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** December quarter 2023: \$1,305,000

Comparable Properties



191 Blyth St BRUNSWICK EAST 3057 (REI)



Price: \$1,600,000 Method: Private Sale Date: 21/10/2023 Property Type: House

162a Blyth St BRUNSWICK EAST 3057 (REI)

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Price: \$1,672,500 Method: Sold Before Auction Date: 19/03/2024 Property Type: House

58b Smith St BRUNSWICK WEST 3055 (REI/VG)

•**•** 4 **2** 3

Agent Comments

Agent Comments

Agent Comments



Price: \$1,835,000 Method: Private Sale Date: 11/12/2023 Property Type: House

Account - Jellis Craig | P: 03 9387 5888



propertydata

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