

# 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

5 Bezzell 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	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



3 3 1

**Property Type:** House

**Land Size:** 141 sqm approx

Agent Comments

## Comparable Properties



**191 Blyth St BRUNSWICK EAST 3057 (REI)**

Agent Comments

3 3 1

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 21/10/2023

**Property Type:** House



**162a Blyth St BRUNSWICK EAST 3057 (REI)**

Agent Comments

3 3 2

**Price:** \$1,672,500

**Method:** Sold Before Auction

**Date:** 19/03/2024

**Property Type:** House



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

Agent Comments

4 3 2

**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** House