## 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 54 Everett Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,384,000	Pro	operty Type	Hous	se		Suburb	Brunswick West
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.

Ade	dress of comparable property	Price	Date of sale
1	21 Cassels Rd BRUNSWICK 3056	\$1,150,000	11/11/2023
2	286 Union St BRUNSWICK WEST 3055	\$1,080,000	09/02/2024
3	33 Brentwood Av PASCOE VALE SOUTH 3044	\$1,045,000	15/11/2023

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:

11/04/2024 11:10









Rooms: 4 Property Type: House Land Size: 570 sqm approx Agent Comments Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$990,000 - \$1,080,000 Median House Price December quarter 2023: \$1,384,000

# **Comparable Properties**



21 Cassels Rd BRUNSWICK 3056 (REI/VG)



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

286 Union St BRUNSWICK WEST 3055 (REI)

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Agent Comments

Agent Comments



Price: \$1,080,000 Method: Sold Before Auction Date: 09/02/2024 Property Type: House (Res)

2

3



33 Brentwood Av PASCOE VALE SOUTH 3044 Agent Comments (REI/VG)



Price: \$1,045,000 Method: Private Sale Date: 15/11/2023 Property Type: House Land Size: 568 sqm approx

#### Account - Jellis Craig | P: 03 9387 5888





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