

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 80b Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,384,000 Property Type House Suburb Brunswick West

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	49 Amelia St BRUNSWICK 3056	\$1,135,000	10/02/2024
2	65 Brickworks Dr BRUNSWICK 3056	\$1,080,000	24/02/2024
3	9/12 Beith St BRUNSWICK 3056	\$1,050,000	16/03/2024

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: 26/03/2024 08:48



Property Type: Townhouse (Res)

Land Size: 154 sqm approx

Agent Comments

Comparable Properties



49 Amelia St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,135,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)



65 Brickworks Dr BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



9/12 Beith St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)