

# 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

9/12 Beith 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 01/01/2023 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	34 Lobb St BRUNSWICK 3056	\$1,135,000	21/10/2023
2	2A North St BRUNSWICK 3056	\$1,115,000	09/09/2023
3	5/1-7 Colebrook St BRUNSWICK 3056	\$1,060,000	30/08/2023

**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:

07/02/2024 16:51

9/12 Beith Street, Brunswick Vic 3056



 3  2  2

**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 4676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending December 2023: \$1,300,000

## Comparable Properties



**34 Lobb St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,135,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Townhouse (Res)



**2A North St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)



**5/1-7 Colebrook St BRUNSWICK 3056 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 30/08/2023  
**Property Type:** Townhouse (Single)

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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