

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

98 Hope Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

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

Period - From 27/03/2023 to 26/03/2024 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	29 Mountfield St BRUNSWICK 3056	\$915,500	13/02/2024
2	213 Albion St BRUNSWICK 3056	\$851,000	10/01/2024
3	432 Albert St BRUNSWICK WEST 3055	\$803,000	31/01/2024

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:

27/03/2024 13:07



Property Type:

Divorce/Estate/Family Transfers

Land Size: 195 sqm approx

Agent Comments

Comparable Properties



29 Mountfield St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$915,500

Method: Sold Before Auction

Date: 13/02/2024

Property Type: House (Res)



213 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$851,000

Method: Private Sale

Date: 10/01/2024

Property Type: House



432 Albert St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$803,000

Method: Private Sale

Date: 31/01/2024

Property Type: House (Res)