

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

365 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	7 Wilkinson St BRUNSWICK 3056	\$1,225,000	09/12/2023
2	311 Albion St BRUNSWICK 3056	\$1,200,000	13/09/2023
3	34 Frederick St BRUNSWICK 3056	\$1,170,000	02/12/2023

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:

12/03/2024 14:00



Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2023: \$1,300,000

Comparable Properties



7 Wilkinson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 244 sqm approx



311 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: House (Res)
Land Size: 210 sqm approx



34 Frederick St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,170,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788