

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

18 Fraser Street, 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 \$1,320,000 Property Type House Suburb Brunswick

Period - From 01/03/2022 to 28/02/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	109-111 Munro St COBURG 3058	\$1,100,000	04/10/2021
2	215 Ascot Vale Rd ASCOT VALE 3032	\$1,101,000	14/02/2023
3	4 Larnoo Av BRUNSWICK WEST 3055	\$1,200,000	27/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/03/2023 10:16



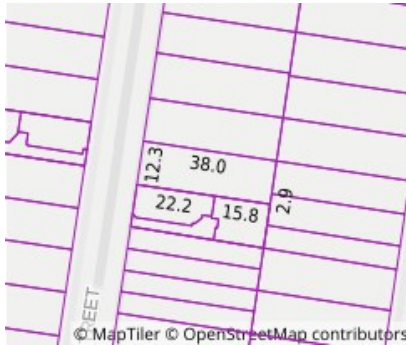
Elizabeth Dumonic
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

01/03/2022 - 28/02/2023: \$1,320,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 464 sqm approx

Agent Comments

Comparable Properties



109-111 Munro St COBURG 3058 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 409 sqm approx



215 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,101,000

Method: Auction Sale

Date: 14/02/2023

Property Type: House (Res)

Land Size: 422 sqm approx

4 Larnoo Av BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 27/04/2022

Property Type: House (Res)

Land Size: 417 sqm approx