

# 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

4/12 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 \$985,000 & \$1,075,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Brunswick

Period - From 01/01/2021 to 31/12/2021 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	11 Kingfisher Gdns BRUNSWICK EAST 3057	\$1,180,000	18/12/2021
2	2/46 John St BRUNSWICK EAST 3057	\$1,150,000	21/12/2021
3	4/61 Brunswick Rd BRUNSWICK EAST 3057	\$1,077,000	12/01/2022

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:

08/02/2022 17:53

4/12 Beith Street, Brunswick Vic 3056



 3  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$985,000 - \$1,075,000

**Median House Price**

Year ending December 2021: \$1,375,000

## Comparable Properties



**11 Kingfisher Gdns BRUNSWICK EAST 3057 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Townhouse (Res)



**2/46 John St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 21/12/2021

**Property Type:** Townhouse (Single)



**4/61 Brunswick Rd BRUNSWICK EAST 3057 (REI)**

Agent Comments

 3  3  2

**Price:** \$1,077,000

**Method:** Sold Before Auction

**Date:** 12/01/2022

**Property Type:** Townhouse (Res)

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



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