

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

142a Mitchell Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,283,000 Property Type House Suburb Brunswick East

Period - From 01/10/2019 to 30/09/2020 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	37 Mount Pleasant Rd PRESTON 3072	\$1,086,000	16/06/2020
2	43b Barrow St BRUNSWICK 3056	\$950,000	22/10/2020
3			

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: 11/11/2020 15:43

142a Mitchell Street, Brunswick East Vic 3057



Peter Leahy
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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending September 2020: \$1,283,000



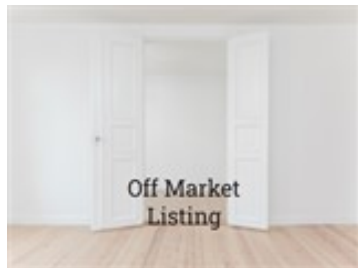
3 2 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties



37 Mount Pleasant Rd PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,086,000

Method: Private Sale

Date: 16/06/2020

Property Type: Townhouse (Single)



43b Barrow St BRUNSWICK 3056 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 22/10/2020

Property Type: Townhouse (Res)

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.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.