

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

13a Ryan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,580,000

Property Type

House

Suburb

Brunswick East

Period - From

01/04/2022

to

30/06/2022

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	9 Aberdeen St BRUNSWICK 3056	\$1,141,000	28/07/2022
2	39 Laura St BRUNSWICK 3056	\$1,140,000	01/09/2022
3	4 Dennis St NORTHCOTE 3070	\$1,050,000	22/07/2022

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:

05/09/2022 14:57



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2022: \$1,580,000

Comparable Properties



9 Aberdeen St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,141,000
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 356 sqm approx



39 Laura St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,140,000
Method: Sold Before Auction
Date: 01/09/2022
Property Type: House (Res)



4 Dennis St NORTHCOTE 3070 (REI)

Agent Comments

3 1 -

Price: \$1,050,000
Method: Private Sale
Date: 22/07/2022
Property Type: House

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