

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

12 GEAR STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Brunswick East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

14 GEAR STREET BRUNSWICK EAST VIC 3057	\$797,000	22-May-24
9/109 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$773,000	28-Mar-24
8/1-9 OCONNOR STREET BRUNSWICK EAST VIC 3057	\$790,000	01-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 15 August 2024



**14 GEAR STREET BRUNSWICK
EAST VIC 3057**

2 1 1

Sold Price **\$797,000** Sold Date **22-May-24**

Distance **0km**

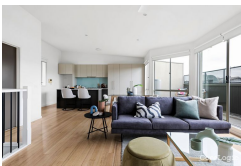


**9/109 VICTORIA STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$773,000** Sold Date **28-Mar-24**

Distance **1.05km**



**8/1-9 OCONNOR STREET
BRUNSWICK EAST VIC 3057**

2 1 2

Sold Price **\$790,000** Sold Date **01-Mar-24**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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