

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

4 Eveline 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 01/01/2023

to

31/03/2023

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	139 Beavers Rd NORTHCOTE 3070	\$1,200,000	22/03/2023
2	52 Union St BRUNSWICK 3056	\$1,200,000	25/03/2023
3	8 Bishop St BRUNSWICK 3056	\$1,125,000	29/03/2023

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:

17/04/2023 16:52

4 Eveline Street, Brunswick Vic 3056



Kristian Pithie
9403 9300
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Indicative Selling Price

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

Median House Price

March quarter 2023: \$1,320,000



Property Type: House (Previously Occupied - Detached)

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



139 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 186 sqm approx



52 Union St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



8 Bishop St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 29/03/2023

Property Type: House

Account - Jellis Craig | P: 03 9403 9300



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