

# 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

8 Third Avenue, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,305,000

Property Type House

Suburb Brunswick

Period - From 01/04/2023

to 31/03/2024

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	32 Fourth Av BRUNSWICK 3056	\$1,440,000	13/04/2024
2	72 Rose St BRUNSWICK 3056	\$1,425,000	30/01/2024
3	24 Garnet St BRUNSWICK 3056	\$1,345,000	27/03/2024

**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:

29/04/2024 16:33

8 Third Avenue, Brunswick Vic 3056



6 2 1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 477 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending March 2024: \$1,305,000

## Comparable Properties



**32 Fourth Av BRUNSWICK 3056 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,440,000  
**Method:**  
**Date:** 13/04/2024  
**Property Type:** House



**72 Rose St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** House  
**Land Size:** 502 sqm approx



**24 Garnet St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,345,000  
**Method:** Auction Sale  
**Date:** 27/03/2024  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.