

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 57 Glenmorgan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Brunswick East

Period - From 01/10/2024 to 31/12/2024 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	16 Hanover St BRUNSWICK 3056	\$2,725,000	13/12/2024
2	30 Woolhouse St NORTHCOTE 3070	\$2,626,000	22/11/2024
3	17 Mitchell St PRESTON 3072	\$2,707,500	26/09/2024

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.~~

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4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,750,000

Median House Price

December quarter 2024: \$1,460,000

Comparable Properties



16 Hanover St BRUNSWICK 3056 (REI)

Agent Comments

4 3 2

Price: \$2,725,000

Method: Private Sale

Date: 13/12/2024

Property Type: House

Land Size: 426 sqm approx



30 Woolhouse St NORTHCOTE 3070 (REI)

Agent Comments

4 3 1

Price: \$2,626,000

Method: Private Sale

Date: 22/11/2024

Property Type: House



17 Mitchell St PRESTON 3072 (REI/VG)

Agent Comments

4 2 3

Price: \$2,707,500

Method: Sold Before Auction

Date: 26/09/2024

Property Type: House (Res)

Land Size: 537 sqm approx

Account - Whitefox Real Estate | P: 96459699



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