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

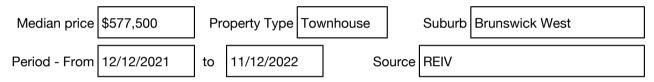
41 Fitzgibbon Avenue, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/und	derquoting
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Single price \$1,185,000

Median sale price



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 sixmonths 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 Thistle St BRUNSWICK 3056	\$1,211,000	03/09/2022
2			
3			

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:

12/12/2022 12:21









Property Type: Townhouse Agent Comments Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$1,185,000 Median Townhouse Price 12/12/2021 - 11/12/2022: \$577,500

Comparable Properties



16 Thistle St BRUNSWICK 3056 (REI/VG)



Price: \$1,211,000 Method: Auction Sale Date: 03/09/2022 Property Type: Townhouse (Res) Land Size: 187 sqm approx Agent Comments

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. There is only one comparable property in the area.

Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888

propertydata



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