

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

32 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/01/2022

to

31/03/2022

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	1/150 Donald St BRUNSWICK EAST 3057	\$850,000	07/05/2022
2	6/1-9 Oconnor St BRUNSWICK EAST 3057	\$842,000	07/03/2022
3	4/130 Mitchell St BRUNSWICK EAST 3057	\$815,000	24/11/2021

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:

11/05/2022 10:22

32 Gear Street, Brunswick East Vic 3057



Dylan Francis

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Indicative Selling Price

\$785,000

Median Unit Price

March quarter 2022: \$660,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/150 Donald St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)



6/1-9 Oconnor St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$842,000

Method: Private Sale

Date: 07/03/2022

Property Type: Townhouse (Single)



4/130 Mitchell St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$815,000

Method: Sold Before Auction

Date: 24/11/2021

Property Type: Townhouse (Res)

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



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