

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

116 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Brunswick West

Period - From

01/10/2022

to

31/12/2022

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	18 James St BRUNSWICK WEST 3055	\$920,000	03/02/2023
2	142 Pearson St BRUNSWICK WEST 3055	\$920,000	18/01/2023
3	96a Pearson St BRUNSWICK WEST 3055	\$890,000	22/02/2022

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:

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Indicative Selling Price

\$850,000 - \$935,000

Median House Price

December quarter 2022: \$1,330,000



Property Type:

Agent Comments

Comparable Properties



18 James St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 03/02/2023

Property Type: House (Res)



142 Pearson St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 18/01/2023

Property Type: House

96a Pearson St BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$890,000

Method: Sale

Date: 22/02/2022

Property Type: House (Res)

Land Size: 115 sqm approx

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