

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 and
postcode

1-4/ 28 HELLER STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,925,000

Per Town Home

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

3/1 HELLER STREET BRUNSWICK VIC 3056	\$2,330,000	02-Mar-24
3/27 HODGSON STREET BRUNSWICK VIC 3056	\$2,150,000	24-Feb-24
113 WILSON STREET BRUNSWICK VIC 3056	\$1,775,000	22-Jun-24

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: 22 July 2024



3/1 HELLER STREET BRUNSWICK VIC 3056

5 3 2

Sold Price

\$2,330,000

Sold Date

02-Mar-24

Distance

0.16km



3/27 HODGSON STREET BRUNSWICK VIC 3056

4 3 2

Sold Price

\$2,150,000

Sold Date

24-Feb-24

Distance

0.26km



113 WILSON STREET BRUNSWICK VIC 3056

3 2 2

Sold Price

^{RS} **\$1,775,000**

Sold Date

22-Jun-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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