

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

102 PEARSON STREET BRUNSWICK WEST VIC 3055

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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Brunswick West

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

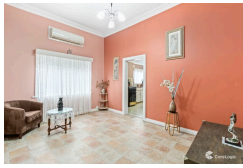
116 PEARSON STREET BRUNSWICK WEST VIC 3055	\$900,000	18-Mar-23
142 PEARSON STREET BRUNSWICK WEST VIC 3055	\$920,000	18-Jan-23
34 HANOVER STREET BRUNSWICK VIC 3056	\$955,000	21-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 03 April 2023

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116 PEARSON STREET BRUNSWICK WEST VIC 3055

Sold Price

^{RS} \$900,000

Sold Date

18-Mar-23

3 1 2

Distance

0.06km



142 PEARSON STREET BRUNSWICK WEST VIC 3055

Sold Price

\$920,000

Sold Date

18-Jan-23

2 1 1

Distance

0.2km



34 HANOVER STREET BRUNSWICK VIC 3056

Sold Price

\$955,000

Sold Date

21-Oct-22

2 1 -

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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