

# 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

18 Methven Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,540,000 Property Type House Suburb Brunswick East

Period - From 01/10/2020 to 31/12/2020 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	64 Evans St BRUNSWICK 3056	\$1,414,000	10/02/2021
2	40 Wilson St BRUNSWICK 3056	\$1,342,000	21/11/2020
3	10 Lanark St BRUNSWICK 3056	\$1,310,000	13/02/2021

**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:

04/03/2021 12:35

18 Methven Street, Brunswick East Vic 3057

Lisa Roberts

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**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

December quarter 2020: \$1,540,000



3 2 0

**Property Type:** House

**Land Size:** 153 sqm approx

**Agent Comments**

## Comparable Properties



**64 Evans St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,414,000

**Method:** Sold Before Auction

**Date:** 10/02/2021

**Property Type:** House (Res)



**40 Wilson St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,342,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** House (Res)

**Land Size:** 157 sqm approx



**10 Lanark St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 3 1

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 13/02/2021

**Property Type:** House (Res)

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161