

# 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

24 Hanover Street, Brunswick Vic 3056

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Brunswick

Period - From 01/10/2022

to

30/09/2023

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 | 13a Union St BRUNSWICK 3056    | \$1,350,000 | 19/08/2023   |
| 2 | 5A Minnie St BRUNSWICK 3056    | \$1,350,000 | 31/08/2023   |
| 3 | 20 Henty St BRUNSWICK 3056     | \$1,275,000 | 07/09/2023   |

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:

22/11/2023 16:43



4 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000

**Median House Price**  
Year ending September 2023: \$1,300,000

## Comparable Properties



**13a Union St BRUNSWICK 3056 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



**5A Minnie St BRUNSWICK 3056 (REI)**

Agent Comments

4 3 2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 31/08/2023  
**Property Type:** House (Res)



**20 Henty St BRUNSWICK 3056 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** House  
**Land Size:** 322 sqm approx