

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

30 Minnie Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Brunswick

Period - From 01/10/2021

to

31/12/2021

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	116 Moreland Rd BRUNSWICK 3056	\$1,250,000	17/11/2021
2	216 Albert St BRUNSWICK 3056	\$1,200,000	27/11/2021
3	75 Hope St BRUNSWICK 3056	\$1,170,000	08/12/2021

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:

02/03/2022 15:28



Rooms: 4

Property Type: House

Land Size: 138 sqm approx

Agent Comments

Comparable Properties



116 Moreland Rd BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: House (Res)

Land Size: 403 sqm approx



216 Albert St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 171 sqm approx



75 Hope St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: House (Res)

Land Size: 212 sqm approx