## 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 betweer	een \$1,150,000		&		\$1,200,000					
Median sale price										
Median price	\$1,400,000	Pro	Property Type Hou		ISE		Suburb	Brunswick		
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress 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 Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price December quarter 2021: \$1,400,000

# **Comparable Properties**

116 Moreland Rd BRUNSWICK 3056 (REI/VG) 2 2 2 2 Price: \$1,250,000 Method: Sold Before Auction Date: 17/11/2021 Property Type: House (Res) Land Size: 403 sqm approx	Agent Comments
216 Albert St BRUNSWICK 3056 (REI/VG) 2 1 1 1 1 Price: \$1,200,000 Method: Auction Sale Date: 27/11/2021 Property Type: House (Res) Land Size: 171 sqm approx	Agent Comments
75 Hope St BRUNSWICK 3056 (REI/VG) 2 1 1 1 1 Price: \$1,170,000 Method: Sold Before Auction Date: 08/12/2021 Property Type: House (Res) Land Size: 212 sqm approx	Agent Comments

#### Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888



Property data

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