

# 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

124 Hope Street, Brunswick Vic 3056

### Indicative selling price

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

Single price

\$1,330,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Brunswick

Period - From

01/10/2021

to

30/09/2022

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	162 Hope St BRUNSWICK 3056	\$1,460,000	16/08/2022
2	14/35 Stewart St BRUNSWICK 3056	\$1,277,500	16/07/2022
3	16 Thistle St BRUNSWICK 3056	\$1,211,000	03/09/2022

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:

26/10/2022 14:31



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 355 sqm approx

Agent Comments

## Comparable Properties



**162 Hope St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 16/08/2022

**Property Type:** Townhouse (Single)



**14/35 Stewart St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,277,500

**Method:** Private Sale

**Date:** 16/07/2022

**Property Type:** Townhouse (Single)



**16 Thistle St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,211,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** Townhouse (Res)

**Land Size:** 187 sqm approx