Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	1 Mountfield Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,115,000

Median sale price

Median price $1,320,000 Property Type House Suburb Brunswick

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	58 Lyle St BRUNSWICK 3056	$1,145,000	12/10/2022
2	4 Gale St BRUNSWICK EAST 3057	$1,125,000	13/04/2023
3	43 Hope St BRUNSWICK 3056	$1,100,000	16/02/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04/06/2023 13:20

1 Mountfield Street, Brunswick Vic 3056



2 1 1

Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price
$1,115,000
Median House Price
March quarter 2023: $1,320,000

Comparable Properties



58 Lyle St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,145,000
Method: Sold Before Auction
Date: 12/10/2022
Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments



4 Gale St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,125,000
Method: Sold Before Auction
Date: 13/04/2023
Property Type: House (Res)

Agent Comments



43 Hope St BRUNSWICK 3056 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 16/02/2023
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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