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	119 Hope Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick

Period - From 01/07/2023 to 30/06/2024 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	390 Albion St BRUNSWICK WEST 3055	$1,300,000	04/07/2024
2	4 Frederick St BRUNSWICK 3056	$1,325,000	01/06/2024
3	24 Garnet St BRUNSWICK 3056	$1,345,000	27/03/2024

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: 27/08/2024 11:40

119 Hope Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



3 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 413.211 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
Year ending June 2024: $1,300,000

Comparable Properties



390 Albion St BRUNSWICK WEST 3055 (REI)

3 1 -

Price: $1,300,000
Method: Private Sale
Date: 04/07/2024
Property Type: House

Agent Comments



4 Frederick St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,325,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments



24 Garnet St BRUNSWICK 3056 (REI)

3 1 3

Price: $1,345,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments

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