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: 3 Bruce Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,125,000 & $1,225,000

Median sale price

Median price $1,224,500 Property Type House Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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	55 Miller St FITZROY NORTH 3068	$1,100,000	28/10/2024
2	31 Collier Cr BRUNSWICK 3056	$1,220,000	12/10/2024
3			

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: 07/11/2024 13:08

3 Bruce Street, Brunswick Vic 3056

Chris Vitsent
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4 1 1

Property Type: House
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,125,000 - $1,225,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



55 Miller St FITZROY NORTH 3068 (REI)

4 1 2

Price: $1,100,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 390 sqm approx

Agent Comments



31 Collier Cr BRUNSWICK 3056 (REI)

4 1 -

Price: $1,220,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments

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. The home is in an unlivable condition and is in need of a full renovation.

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