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	5 Goodman Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

Median price $1,350,000 Property Type House Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 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	169 Pigdon St CARLTON NORTH 3054	$1,302,000	06/06/2023
2	11 Tait St FITZROY NORTH 3068	$1,300,000	13/05/2023
3	26 Eveline St BRUNSWICK 3056	$1,280,000	28/04/2023

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: 18/07/2023 15:42

5 Goodman Street, Brunswick Vic 3056



2 1 0

Property Type: House
Land Size: 148 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
June quarter 2023: $1,350,000

Comparable Properties



169 Pigdon St CARLTON NORTH 3054 (REI)

2 2 -

Price: $1,302,000
Method: Sold Before Auction
Date: 06/06/2023
Property Type: House (Res)

Agent Comments



11 Tait St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments



26 Eveline St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,280,000
Method: Sold Before Auction
Date: 28/04/2023
Property Type: House
Land Size: 216 sqm approx

Agent Comments

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

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