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	18 Brickworks Drive, Brunswick Vic 3056

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,325,000 Property Type House Suburb Brunswick

Period - From 01/04/2022 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	2/80 Hope St BRUNSWICK 3056	$886,000	19/07/2022
2	3/40 Murray St BRUNSWICK WEST 3055	$880,000	17/06/2022
3	5/350 Brunswick Rd BRUNSWICK 3056	$843,000	06/10/2022

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: 06/07/2023 13:27

18 Brickworks Drive, Brunswick Vic 3056

Lisa Roberts
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3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 99 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2023: $1,325,000

Comparable Properties



2/80 Hope St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $886,000
Method: Sold Before Auction
Date: 19/07/2022
Property Type: Townhouse (Res)

Agent Comments



3/40 Murray St BRUNSWICK WEST 3055 (REI/VG)

3 2 2

Price: $880,000
Method: Private Sale
Date: 17/06/2022
Property Type: Townhouse (Single)

Agent Comments



5/350 Brunswick Rd BRUNSWICK 3056 (VG)

3 - -

Price: $843,000
Method: Sale
Date: 06/10/2022
Property Type: Townhouse (Single)

Agent Comments

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