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<br>Including suburb and postcode | 9/12 Beith Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $970,000 & $1,065,000

## Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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 | 49 Amelia St BRUNSWICK 3056 | $1,135,000 | 10/02/2024 |
| 2 | 3/230 Albert St BRUNSWICK 3056 | $1,070,000 | 10/02/2024 |
| 3 | 30 Warne St BRUNSWICK 3056 | $1,030,000 | 24/11/2023 |

**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: 17/02/2024 11:13

# 9/12 Beith Street, Brunswick Vic 3056



3 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$970,000 - $1,065,000
**Median House Price**
Year ending December 2023: $1,300,000

## Comparable Properties



**49 Amelia St BRUNSWICK 3056 (REI)**

3 2 2

**Price:** $1,135,000
**Method:** Auction Sale
**Date:** 10/02/2024
**Property Type:** Townhouse (Res)

Agent Comments



**3/230 Albert St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $1,070,000
**Method:** Auction Sale
**Date:** 10/02/2024
**Property Type:** Townhouse (Res)

Agent Comments



**30 Warne St BRUNSWICK 3056 (REI/VG)**

3 2 1

**Price:** $1,030,000
**Method:** Sold Before Auction
**Date:** 24/11/2023
**Property Type:** Townhouse (Res)
**Land Size:** 150 sqm approx

Agent Comments

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

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