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	1/14 Pitt Street, Brunswick Vic 3056

Indicative selling price

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

Single price $875,000

Median sale price

Median price $647,500 Property Type Townhouse Suburb Brunswick

Period - From 15/08/2023 to 14/08/2024 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	13/108-124 Union St BRUNSWICK 3056	$832,000	10/05/2024
2	2/48 Brunswick Rd BRUNSWICK EAST 3057	$840,500	23/02/2024
3	7/2 Davies St BRUNSWICK 3056	$965,500	18/05/2024

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: 15/08/2024 12:13

1/14 Pitt Street, Brunswick Vic 3056

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$875,000
Median Townhouse Price
15/08/2023 - 14/08/2024: $647,500

Comparable Properties



13/108-124 Union St BRUNSWICK 3056 (REI)

2 1 1

Price: $832,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/48 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $840,500
Method: Auction Sale
Date: 23/02/2024
Property Type: Townhouse (Res)

Agent Comments



7/2 Davies St BRUNSWICK 3056 (REI/VG)

2 1 2

Price: $965,500
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments

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