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	11 Station Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,326,500 Property Type House Suburb Brunswick East

Period - From 01/04/2024 to 30/06/2024 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	5 Linden St BRUNSWICK EAST 3057	$1,025,000	03/05/2024
2	323 Nicholson St CARLTON NORTH 3054	$1,020,000	23/05/2024
3	232 Canning St CARLTON NORTH 3054	$1,000,000	23/03/2024

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: 24/07/2024 09:38

11 Station Street, Brunswick East Vic 3057

Elizabeth Kelly
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0431 434 169
elizabethkelly@jelliscraig.com.au

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2024: $1,326,500



2 1

Property Type: House (Res)
Land Size: 157 sqm approx

Agent Comments

Comparable Properties



5 Linden St BRUNSWICK EAST 3057 (REI/VG)

2 1 -

Price: $1,025,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 138 sqm approx

Agent Comments



323 Nicholson St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,020,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: House (Res)

Agent Comments



232 Canning St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments

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