

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 Jones Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,365,000

&

\$1,465,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Brunswick

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	35 Hickford St BRUNSWICK EAST 3057	\$1,410,000	03/08/2024
2	32 Fourth Av BRUNSWICK 3056	\$1,440,000	13/04/2024
3	7 Munro St BRUNSWICK 3056	\$1,486,500	20/03/2024

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:

19/09/2024 12:37



4 1 1

Property Type: House

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



35 Hickford St BRUNSWICK EAST 3057 (REI/VG)

3 1 2

Price: \$1,410,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

One less bedroom, but similar land size and condition.



32 Fourth Av BRUNSWICK 3056 (REI/VG)

4 2 3

Price: \$1,440,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments



7 Munro St BRUNSWICK 3056 (REI)

3 1 2

Price: \$1,486,500

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Agent Comments

Similar condition and land size, but offering 1 less bedroom.