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	14 Talbot Street, Brunswick Vic 3056

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $615,000 Property Type Unit 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	8 Edward St BRUNSWICK 3056	$900,000	24/06/2024
2	2/252 Union St BRUNSWICK WEST 3055	$935,000	01/06/2024
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: 31/07/2024 13:51

14 Talbot Street, Brunswick Vic 3056

Cameron Pritchard
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2 -

Property Type: House (Res)
Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median Unit Price
June quarter 2024: $615,000

Comparable Properties



8 Edward St BRUNSWICK 3056 (REI)

2 1 -

Price: $900,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Res)

Agent Comments



2/252 Union St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $935,000
Method: Auction Sale
Date: 01/06/2024
Rooms: 2
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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