

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

22 Eva Buhlert Close, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

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	23 Roberts St BRUNSWICK EAST 3057	\$1,115,000	31/05/2024
2	7 William St BRUNSWICK 3056	\$1,110,000	04/04/2024
3	1b Moule St BRUNSWICK WEST 3055	\$1,175,000	01/03/2024

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:

30/07/2024 09:24



Rooms: 5

Property Type: Townhouse

Land Size: 145 sqm approx

Agent Comments

Comparable Properties



23 Roberts St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 31/05/2024

Property Type: Townhouse (Single)



7 William St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Sold Before Auction

Date: 04/04/2024

Property Type: Townhouse (Res)

Land Size: 62 sqm approx



1b Moule St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Townhouse (Res)