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<br>Including suburb and postcode | 11a Ryan Street, Brunswick East Vic 3057 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## 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 | 35 Mountfield St BRUNSWICK 3056 | $1,235,000 | 12/07/2024 |
| 2 | 14 Lincoln St BRUNSWICK EAST 3057 | $1,275,000 | 20/06/2024 |
| 3 | 8 Hickford St BRUNSWICK EAST 3057 | $1,220,000 | 08/06/2024 |

**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: 06/08/2024 11:11

# 11a Ryan Street, Brunswick East Vic 3057

Cameron Pritchard
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2 1 1

**Property Type:** House
**Land Size:** 347 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
June quarter 2024: $1,326,500

## Comparable Properties



**35 Mountfield St BRUNSWICK 3056 (REI)**

2 1 -

**Price:** $1,235,000
**Method:** Sold Before Auction
**Date:** 12/07/2024
**Property Type:** House (Res)

Agent Comments



**14 Lincoln St BRUNSWICK EAST 3057 (REI)**

2 1 -

**Price:** $1,275,000
**Method:** Sold Before Auction
**Date:** 20/06/2024
**Property Type:** House (Res)

Agent Comments



**8 Hickford St BRUNSWICK EAST 3057 (REI)**

2 1 1

**Price:** $1,220,000
**Method:** Auction Sale
**Date:** 08/06/2024
**Property Type:** House (Res)

Agent Comments



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