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	8 Hoffman Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,650,000 & $1,775,000

Median sale price

Median price $1,325,000 Property Type House Suburb Brunswick West

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	351 Moreland Rd COBURG 3058	$1,625,500	21/03/2024
2	4 Kathleen St PASCOE VALE SOUTH 3044	$1,765,000	24/02/2024
3	32 Prendergast St PASCOE VALE SOUTH 3044	$1,850,000	04/03/2024

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: 15/08/2024 13:16

8 Hoffman Street, Brunswick West Vic 3055

Elizabeth Kelly
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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,650,000 - $1,775,000
Median House Price
June quarter 2024: $1,325,000

Comparable Properties



351 Moreland Rd COBURG 3058 (REI/VG)

3 2 2

Price: $1,625,500
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)
Land Size: 385 sqm approx

Agent Comments



4 Kathleen St PASCOE VALE SOUTH 3044 (REI/VG)

4 2 2

Price: $1,765,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



32 Prendergast St PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 04/03/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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