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	21 Latrobe Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,450,000 & $1,500,000

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	44 Nicholson St BRUNSWICK EAST 3057	$1,450,000	19/04/2024
2	18 Clarendon St COBURG 3058	$1,481,000	20/03/2024
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: 13/08/2024 10:18

21 Latrobe Street, Brunswick Vic 3056

Stefan Di Loreto
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4 2 1

Property Type:
Land Size: 492 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



44 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

4 2 3

Price: $1,450,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 480 sqm approx

Agent Comments



18 Clarendon St COBURG 3058 (REI/VG)

3 1 2

Price: $1,481,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments



7 Munro St BRUNSWICK 3056 (VG)

3 - -

Price: $1,486,500
Method: Sale
Date: 20/03/2024
Property Type: Development Site (Res)
Land Size: 410 sqm approx

Agent Comments

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