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	31 Hickford Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	20 Mountfield St BRUNSWICK 3056	$1,399,000	13/07/2024
2	4 Frederick St BRUNSWICK 3056	$1,325,000	01/06/2024
3	16 Belfast Rd BRUNSWICK 3056	$1,400,000	06/04/2024

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: 14/08/2024 10:52

31 Hickford Street, Brunswick East Vic 3057

Elizabeth Kelly
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3 1 2

Property Type: Strata Unit/Flat
Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2024: $1,326,500

Comparable Properties



20 Mountfield St BRUNSWICK 3056 (REI)

3 2 2

Price: $1,399,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)

Agent Comments



4 Frederick St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,325,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments



16 Belfast Rd BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,400,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 279 sqm approx

Agent Comments

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