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	20 Ethel Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $1,049,000

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	11 Station St BRUNSWICK EAST 3057	$1,025,000	10/08/2024
2	22 Collier Cr BRUNSWICK 3056	$1,075,000	25/07/2024
3	5 Linden St BRUNSWICK EAST 3057	$1,025,000	03/05/2024

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: 21/08/2024 10:52

20 Ethel Street, Brunswick East Vic 3057

Elizabeth Kelly
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elizabethkelly@jelliscraig.com.au

Indicative Selling Price
$1,049,000
Median House Price
June quarter 2024: $1,326,500



2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 154 sqm approx

Agent Comments

Comparable Properties



11 Station St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,025,000
Method: Sold Before Auction
Date: 10/08/2024
Property Type: House (Res)

Agent Comments



22 Collier Cr BRUNSWICK 3056 (REI)

2 1 1

Price: $1,075,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)

Agent Comments



5 Linden St BRUNSWICK EAST 3057 (REI/VG)

2 1 -

Price: $1,025,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 138 sqm approx

Agent Comments

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