

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

24 Leithead Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$1,125,000

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	196 Victoria St BRUNSWICK 3056	\$1,070,000	25/05/2024
2	357 Albion St BRUNSWICK 3056	\$1,110,000	18/05/2024
3	129 Stewart St BRUNSWICK EAST 3057	\$1,205,000	05/06/2024

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:

23/09/2024 09:55



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Property Type: House

Land Size: 279 sqm approx

Agent Comments

Comparable Properties



196 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,070,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 360 sqm approx



357 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 342 sqm approx



129 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 2

Price: \$1,205,000

Method: Private Sale

Date: 05/06/2024

Property Type: House (Res)

Land Size: 297 sqm approx