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	4/149 Mitchell Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $849,000

Median sale price

Median price $680,000 Property Type Townhouse Suburb Brunswick East

Period - From 08/10/2023 to 07/10/2024 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	10/14 Pitt St BRUNSWICK 3056	$755,000	02/09/2024
2	14 Gear St BRUNSWICK EAST 3057	$797,000	20/05/2024
3	1/14 Pitt St BRUNSWICK 3056	$835,000	15/08/2024

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: 08/10/2024 11:03

4/149 Mitchell Street, Brunswick East Vic 3057

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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$849,000
Median Townhouse Price
08/10/2023 - 07/10/2024: $680,000

Comparable Properties



10/14 Pitt St BRUNSWICK 3056 (REI)

2 1 1

Price: $755,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Res)

Agent Comments



14 Gear St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $797,000
Method: Sold Before Auction
Date: 20/05/2024
Property Type: Townhouse (Res)

Agent Comments



1/14 Pitt St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $835,000
Method: Private Sale
Date: 15/08/2024
Property Type: Townhouse (Single)

Agent Comments

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