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	11 Lowan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,400,000 & $1,450,000

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	35 Hickford St BRUNSWICK EAST 3057	$1,410,000	03/08/2024
2	120 Brunswick Rd BRUNSWICK 3056	$1,352,000	27/07/2024
3	71 King St BRUNSWICK EAST 3057	$1,465,000	19/04/2024

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: 26/09/2024 10:36

11 Lowan Street, Brunswick East Vic 3057

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



3 | 1 | Lock up Garage

Rooms: 5
Property Type: House
Land Size: 470 sqm approx

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2024: $1,326,500

Agent Comments

Californian bungalow timber home in liveable condition

The vendors received an offer of $1,400,000, but decided to go to auction.

Comparable Properties



35 Hickford St BRUNSWICK EAST 3057 (REI/VG)

3 | 1 | 2

Price: $1,410,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments



120 Brunswick Rd BRUNSWICK 3056 (REI)

3 | 1 | 2

Price: $1,352,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 503 sqm approx

Agent Comments



71 King St BRUNSWICK EAST 3057 (REI/VG)

3 | 1 | 3

Price: $1,465,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 470 sqm approx

Agent Comments

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