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	9 Gray Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,170,000

Median sale price

Median price $1,224,500 Property Type House Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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	2 Patterson St BRUNSWICK 3056	$1,100,000	09/11/2024
2	75 Hope St BRUNSWICK 3056	$1,130,000	17/08/2024
3	74 Laura St BRUNSWICK 3056	$1,150,000	24/07/2024

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: 22/11/2024 07:55

9 Gray Street, Brunswick Vic 3056

Matthew Layburn
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,170,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



2 Patterson St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,100,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 242 sqm approx

Agent Comments



75 Hope St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,130,000
Method: Private Sale
Date: 17/08/2024
Property Type: House
Land Size: 212 sqm approx

Agent Comments



74 Laura St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,150,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House (Res)
Land Size: 153 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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