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	2/44 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,375,500 Property Type House Suburb Brunswick West

Period - From 01/10/2023 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	9a Garden St BRUNSWICK 3056	$1,340,000	26/10/2024
2	7 Sutherland St BRUNSWICK 3056	$1,346,000	09/10/2024
3	6/363b Lygon St BRUNSWICK EAST 3057	$1,305,000	20/07/2024

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: 18/11/2024 13:53

2/44 Pearson Street, Brunswick West Vic 3055



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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2024: $1,375,500

Comparable Properties



9a Garden St BRUNSWICK 3056 (REI)

4 2 1

Price: $1,340,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

Agent Comments



7 Sutherland St BRUNSWICK 3056 (REI)

3 3 2

Price: $1,346,000
Method: Private Sale
Date: 09/10/2024
Property Type: House (Res)

Agent Comments



6/363b Lygon St BRUNSWICK EAST 3057 (REI/VG)

4 2 2

Price: $1,305,000
Method: Sold Before Auction
Date: 20/07/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788

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