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	16 Hanover Street, Brunswick Vic 3056

Indicative selling price

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

Single price $2,750,000

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	146 Edward St BRUNSWICK 3056	$2,930,000	30/11/2024
2	2 Marion Av BRUNSWICK WEST 3055	$2,500,000	30/08/2024
3	2 Stanley St BRUNSWICK 3056	$2,500,000	22/06/2024

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: 02/12/2024 11:39

16 Hanover Street, Brunswick Vic 3056

Elizabeth Kelly
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4 3 2

Property Type: House
Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



146 Edward St BRUNSWICK 3056 (REI)

5 2 2

Price: $2,930,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



2 Marion Av BRUNSWICK WEST 3055 (REI)

5 2 -

Price: $2,500,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: House (Res)

Agent Comments



2 Stanley St BRUNSWICK 3056 (REI/VG)

4 3 1

Price: $2,500,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments

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