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<br>Including suburb and postcode | 4 Trafford Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $1,500,000 & $1,550,000

## Median sale price

Median price $1,280,000 Property Type House Suburb Brunswick

Period - From 19/11/2023 to 18/11/2024 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 | 12 Ashmore St BRUNSWICK 3056 | $1,580,000 | 08/11/2024 |
| 2 | 50 Hickford St BRUNSWICK EAST 3057 | $1,500,000 | 02/11/2024 |
| 3 | 60 Lyle St BRUNSWICK 3056 | $1,555,000 | 18/09/2024 |

**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: 19/11/2024 14:21

# 4 Trafford Street, Brunswick Vic 3056

Nelson Alexander



4 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,550,000
**Median House Price**
19/11/2023 - 18/11/2024: $1,280,000

## Comparable Properties



**12 Ashmore St BRUNSWICK 3056 (REI)**

4 1 1

**Price:** $1,580,000
**Method:** Sold Before Auction
**Date:** 08/11/2024
**Property Type:** House

Agent Comments



**50 Hickford St BRUNSWICK EAST 3057 (REI)**

3 1 3

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 02/11/2024
**Property Type:** House (Res)

Agent Comments



**60 Lyle St BRUNSWICK 3056 (REI)**

3 1 -

**Price:** $1,555,000
**Method:** Private Sale
**Date:** 18/09/2024
**Property Type:** House

Agent Comments

**Account** - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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