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	9a Clarke Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,460,000 Property Type House Suburb Brunswick East

Period - From 01/10/2024 to 31/12/2024 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	9e Clarke St BRUNSWICK EAST 3057	$1,695,000	26/10/2024
2	9d Clarke St BRUNSWICK EAST 3057	$1,685,000	14/10/2024
3	7a Arnold St BRUNSWICK EAST 3057	$1,790,000	03/08/2024

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: 24/01/2025 16:01

9a Clarke Street, Brunswick East Vic 3057

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4 3 2

Property Type:
Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
December quarter 2024: $1,460,000

Comparable Properties

9e Clarke St BRUNSWICK EAST 3057 (VG)

4 - -

Price: $1,695,000
Method: Sale
Date: 26/10/2024
Property Type: House - Attached House N.E.C.
Land Size: 95 sqm approx

Agent Comments

Similar dwelling offering, smaller floor level bedroom, does not have city views or complete second level natural light, close proximity



9d Clarke St BRUNSWICK EAST 3057 (REI/VG)

4 3 2

Price: $1,685,000
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 95 sqm approx

Agent Comments

Similar dwelling offering, smaller floor level bedroom, does not have city views or complete second level natural light, close proximity



7a Arnold St BRUNSWICK EAST 3057 (REI/VG)

4 3 2

Price: $1,790,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 198 sqm approx

Agent Comments

Similar dwelling offering, extra bathroom, does not have city views or complete second level natural light, close proximity

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