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	110 Gold Street, Brunswick Vic 3056

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 $1,327,500 Property Type House Suburb Brunswick

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	12 Shamrock St BRUNSWICK WEST 3055	$1,710,000	31/01/2025
2	67 Glenlyon Rd BRUNSWICK 3056	$1,775,000	09/11/2024
3	9 Piera St BRUNSWICK EAST 3057	$1,700,000	09/11/2024

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: 04/03/2025 11:01

110 Gold Street, Brunswick Vic 3056

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3 2 2

Rooms: 5
Property Type: House
Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
December quarter 2024: $1,327,500

These comparable sales are closest in size of property. Some properties offer 4 bedrooms. 110 Gold Street offers 3 bedrooms plus 2 living areas; the second upstairs living area can be closed off to become a 4th bedroom. The architect specifically designed the home with his client's needs in mind. Furthermore, the 4 bedroom comparable sales only offer 1 car space, while Gold Street provides 2. My professional opinion is that the 3 sales listed are very comparable in size, quality, and design.

Comparable Properties



12 Shamrock St BRUNSWICK WEST 3055 (REI)

3 2 1

Price: $1,710,000
Method: Private Sale
Date: 31/01/2025
Property Type: House

Agent Comments



67 Glenlyon Rd BRUNSWICK 3056 (REI)

4 2 1

Price: $1,775,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments



9 Piera St BRUNSWICK EAST 3057 (REI)

4 2 1

Price: $1,700,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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