Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	133 PEARSON STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,267,500	Property type	House	Suburb	Brunswick West
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
17 PEARSON STREET BRUNSWICK WEST VIC 3055	$1,190,000	07-Sep-24
40 NEWMAN STREET BRUNSWICK WEST VIC 3055	$1,110,000	09-Sep-24
53 WHITBY STREET BRUNSWICK WEST VIC 3055	$1,160,000	26-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 February 2025

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17 PEARSON STREET BRUNSWICK WEST VIC 3055

4 1 1

Sold Price **$1,190,000** Sold Date **07-Sep-24**

Distance **0.79km**



40 NEWMAN STREET BRUNSWICK WEST VIC 3055

4 1 1

Sold Price **$1,110,000** Sold Date **09-Sep-24**

Distance **0.2km**



53 WHITBY STREET BRUNSWICK WEST VIC 3055

3 1 -

Sold Price **$1,160,000** Sold Date **26-Oct-24**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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