

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

24 Belfast Road, Brunswick Vic 3056

Indicative selling price

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

Single price \$1,270,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Brunswick

Period - From 01/01/2020

to 31/03/2020

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	30 Overend St BRUNSWICK 3056	\$1,325,000	26/03/2020
2	30 Crisp Av BRUNSWICK 3056	\$1,260,000	21/12/2019
3			

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:

18/05/2020 11:08



Property Type: House

Agent Comments

Comparable Properties



30 Overend St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 26/03/2020

Property Type: House (Res)



30 Crisp Av BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 21/12/2019

Property Type: House (Res)

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.