## 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	56 Canberra Street, Brunswick Vic 3056
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,387,000	Pro	perty Type	House		Suburb	Brunswick
Period - From	01/04/2021	to	31/03/2022		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

Add	dress of comparable property	Price	Date of sale
1	5 Victoria Gr BRUNSWICK 3056	\$1,600,000	26/03/2022
2	17 Downs St BRUNSWICK 3056	\$1,561,000	16/11/2021
3	218 Albert St BRUNSWICK 3056	\$1,530,000	15/12/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2022 09:26













**Property Type:** House **Land Size:** 520 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price

Year ending March 2022: \$1,387,000

# Comparable Properties



5 Victoria Gr BRUNSWICK 3056 (REI)

3





Agent Comments

**Price:** \$1,600,000 **Method:** Auction Sale **Date:** 26/03/2022

Property Type: House (Res)



17 Downs St BRUNSWICK 3056 (REI/VG)

3







Price: \$1,561,000

Method: Sold Before Auction

Date: 16/11/2021 Rooms: 6

Property Type: House (Res) Land Size: 460 sqm approx

**Agent Comments** 



218 Albert St BRUNSWICK 3056 (VG)

**—** 



**6** 

Price: \$1,530,000 Method: Sale Date: 15/12/2021

Property Type: House (Res) Land Size: 284 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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