

# 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

56 Canberra Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,387,000

Property 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	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 comparable properties 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



3 2 1

**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)**

**Agent Comments**

3 2 2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 26/03/2022  
**Property Type:** House (Res)



**17 Downs St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,561,000  
**Method:** Sold Before Auction  
**Date:** 16/11/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 460 sqm approx



**218 Albert St BRUNSWICK 3056 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,530,000  
**Method:** Sale  
**Date:** 15/12/2021  
**Property Type:** House (Res)  
**Land Size:** 284 sqm approx

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