Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Ford Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,500,000									
Median sale price										
Median price	\$1,368,000	Pro	Property Type Hous		se		Suburb	Brunswick		
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	94 Barrow St BRUNSWICK 3056	\$1,495,000	07/07/2021
2	3 Stanley St BRUNSWICK 3056	\$1,530,000	25/03/2021
3	15 Davison St BRUNSWICK 3056	\$1,450,000	12/02/2021

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.

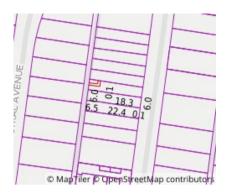
This Statement of Information was prepared on:

16/07/2021 15:18



17 Ford Street, Brunswick Vic 3056







Property Type: House **Land Size:** 182 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 Median House Price June quarter 2021: \$1,368,000

Comparable Properties

94 Barrow St BRUNSWICK 3056 (REI) 94 Barrow St Brunswick 3056 (REI) 95 Barrow St Bar	Agent Comments
3 Stanley St BRUNSWICK 3056 (REI/VG) 3 2 2 2 Price: \$1,530,000 Method: Private Sale Date: 25/03/2021 Property Type: House Land Size: 341 sqm approx	Agent Comments
15 Davison St BRUNSWICK 3056 (REI/VG) 3 2 2 2 Price: \$1,450,000 Method: Sold Before Auction Date: 12/02/2021 Property Type: House (Res) Land Size: 259 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.