

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

60 Glenmorgan Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Brunswick East

Period - From

01/04/2020

to

31/03/2021

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	85 Clarence St BRUNSWICK EAST 3057	\$1,940,000	08/05/2021
2	19 Clarence St BRUNSWICK EAST 3057	\$1,868,000	23/02/2021
3	9 Barkly St BRUNSWICK EAST 3057	\$1,800,000	13/03/2021

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:

25/05/2021 08:48

60 Glenmorgan Street, Brunswick East Vic 3057

**Jellis
Craig**

Anthony Monteleone

9387 5888

0408 081 000

anthonymonteleone@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000

Median House Price

Year ending March 2021: \$1,515,000



3 1 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 434 sqm approx

Agent Comments

Comparable Properties



85 Clarence St BRUNSWICK EAST 3057 (REI) Agent Comments

4 1 1

Price: \$1,940,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



19 Clarence St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

4 2 1

Price: \$1,868,000

Method: Sold Before Auction

Date: 23/02/2021

Property Type: House (Res)

Land Size: 588 sqm approx



9 Barkly St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

4 1 2

Price: \$1,800,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 490 sqm approx

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