

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

48 Barrow Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,355,000

Property Type House

Suburb Brunswick

Period - From 17/02/2021

to

16/02/2022

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	6 Gregory St BRUNSWICK 3056	\$1,300,000	10/01/2022
2	4 Lydia St BRUNSWICK 3056	\$1,300,000	11/12/2021
3	47 Salisbury St COBURG 3058	\$1,280,000	05/02/2022

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:

17/02/2022 10:28



3 -

Property Type: House (Res)

Land Size: 384 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

17/02/2021 - 16/02/2022: \$1,355,000

Comparable Properties



6 Gregory St BRUNSWICK 3056 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 10/01/2022

Property Type: House



4 Lydia St BRUNSWICK 3056 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)



47 Salisbury St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$1,280,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788