

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

216 Stewart Street, Brunswick East Vic 3057

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

\$1,344,000

Property Type

House

Suburb

Brunswick East

Period - From

01/10/2022

to

30/09/2023

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	73 King St BRUNSWICK EAST 3057	\$1,350,000	28/09/2023
2	214 Victoria St BRUNSWICK 3056	\$1,340,000	27/09/2023
3	137 Stewart St BRUNSWICK EAST 3057	\$1,250,000	17/06/2023

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:

06/11/2023 10:55



3 2 2

Property Type: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending September 2023: \$1,344,000

Comparable Properties



73 King St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 4

Price: \$1,350,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 469 sqm approx



214 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,340,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 279 sqm approx



137 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 -

Price: \$1,250,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 353 sqm approx