

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

71 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Brunswick

Period - From 01/07/2022 to 30/09/2022 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	8 Brett St BRUNSWICK 3056	\$1,220,000	17/09/2022
2	14 Nash St BRUNSWICK 3056	\$1,150,000	28/05/2022
3	125 Stewart St BRUNSWICK EAST 3057	\$1,020,000	16/07/2022

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:

25/10/2022 14:34



Property Type: House (Previously Occupied - Detached)

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



8 Brett St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 129 sqm approx



14 Nash St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 28/05/2022

Rooms: 3

Property Type: House (Res)

Land Size: 163 sqm approx



125 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)

Land Size: 149 sqm approx