

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

44/35 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$1,129,500

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Brunswick

Period - From

20/04/2022

to

19/04/2023

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	43/35 Stewart St BRUNSWICK 3056	\$1,170,000	22/12/2022
2	252 Stewart St BRUNSWICK EAST 3057	\$1,160,000	05/12/2022
3	22 Lobb St BRUNSWICK 3056	\$1,090,000	11/03/2023

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:

20/04/2023 19:27



3 3 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



43/35 Stewart St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 3 1

Price: \$1,170,000

Method: Private Sale

Date: 22/12/2022

Property Type: Townhouse (Single)



252 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 05/12/2022

Property Type: Townhouse (Single)

Land Size: 98 sqm approx



22 Lobb St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,090,000

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)