

# 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

3 Davison Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,370,000

&

\$1,500,000

### Median sale price

Median price \$1,387,500

Property Type House

Suburb Brunswick

Period - From 01/04/2022

to

30/06/2022

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	4 Akeroa Av BRUNSWICK EAST 3057	\$1,580,000	07/05/2022
2	59 Dawson St BRUNSWICK 3056	\$1,385,000	16/07/2022
3	29 Hanover St BRUNSWICK 3056	\$1,325,000	24/06/2022

**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:

31/08/2022 10:17



3 1 1

**Property Type:** House  
**Land Size:** 370 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,370,000 - \$1,500,000

**Median House Price**

June quarter 2022: \$1,387,500

## Comparable Properties



**4 Akeroa Av BRUNSWICK EAST 3057 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)  
**Land Size:** 409 sqm approx



**59 Dawson St BRUNSWICK 3056 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$1,385,000  
**Method:** Private Sale  
**Date:** 16/07/2022  
**Property Type:** House  
**Land Size:** 390 sqm approx



**29 Hanover St BRUNSWICK 3056 (REI)** **Agent Comments**

3 1 1

**Price:** \$1,325,000  
**Method:** Private Sale  
**Date:** 24/06/2022  
**Property Type:** House