

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

19 Richardson Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$875,000

&

\$960,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Brunswick

Period - From

01/10/2023

to

30/09/2024

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	11 Trafford St BRUNSWICK 3056	\$951,000	21/09/2024
2	21 Davison St BRUNSWICK 3056	\$970,000	29/07/2024
3	5 Richardson St BRUNSWICK 3056	\$982,500	08/06/2024

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:

21/10/2024 15:24

Ed Rafter
03 8578 0388
0432 217 085
edrafter@theagency.com.au



2 1 0

Rooms: 4
Property Type: House
Land Size: 169 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$960,000
Median House Price
Year ending September 2024: \$1,300,000

Comparable Properties



11 Trafford St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$951,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)



21 Davison St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 -

Price: \$970,000
Method: Private Sale
Date: 29/07/2024
Rooms: 3
Property Type: House (Res)
Land Size: 153 sqm approx



5 Richardson St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 -

Price: \$982,500
Method: Sold Before Auction
Date: 08/06/2024
Property Type: House (Res)
Land Size: 168 sqm approx