

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 Ryan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Brunswick East

Period - From

01/04/2021

to

30/06/2021

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	144 Stewart St BRUNSWICK EAST 3057	\$1,280,000	14/08/2021
2	14 Sedgman St BRUNSWICK EAST 3057	\$1,210,000	20/08/2021
3	65 Evans St BRUNSWICK 3056	\$1,185,000	28/06/2021

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:

27/08/2021 17:05

19 Ryan Street, Brunswick East Vic 3057

**Jellis
Craig**

Dylan Francis

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2021: \$1,550,000



Property Type: House (Previously Occupied - Detached)

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



144 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)



14 Sedgman St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 20/08/2021

Property Type: House



65 Evans St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,185,000

Method: Sold Before Auction

Date: 28/06/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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