

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

243 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,650,000

&

\$1,780,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Brunswick

Period - From 01/10/2021

to 31/12/2021

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	209 Barkly St BRUNSWICK 3056	\$1,750,000	05/11/2021
2	93 Blyth St BRUNSWICK 3056	\$1,712,000	02/12/2021
3			

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:

25/03/2022 10:15



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Property Type: House

Agent Comments

Comparable Properties



209 Barkly St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,750,000

Method: Private Sale

Date: 05/11/2021

Property Type: House

Land Size: 155 sqm approx



93 Blyth St BRUNSWICK 3056 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,712,000

Method: Auction Sale

Date: 02/12/2021

Property Type: House (Res)

Land Size: 193 sqm approx

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.