

# 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

11 Stanley 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,355,000

Property Type

House

Suburb

Brunswick

Period - From

01/07/2021

to

30/09/2021

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	7 Thistle St BRUNSWICK 3056	\$1,536,000	12/08/2021
2	175 Edward St BRUNSWICK 3056	\$1,500,000	17/10/2021
3	72 Albion St BRUNSWICK EAST 3057	\$1,480,000	30/10/2021

**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:

29/11/2021 15:56

11 Stanley Street, Brunswick Vic 3056

**Jellis  
Craig**

Dylan Francis

93875888

0421 023 832

dylanfrancis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2021: \$1,355,000



3 1 1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 442 sqm approx

Agent Comments

## Comparable Properties



**7 Thistle St BRUNSWICK 3056 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,536,000

**Method:** Private Sale

**Date:** 12/08/2021

**Property Type:** House

**Land Size:** 317 sqm approx



**175 Edward St BRUNSWICK 3056 (REI)**

Agent Comments

3 1 2

**Price:** \$1,500,000

**Method:** Sold After Auction

**Date:** 17/10/2021

**Property Type:** House



**72 Albion St BRUNSWICK EAST 3057 (REI)**

Agent Comments

3 1 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** House (Res)

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



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