

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

6 Macfarland Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,131,000

Property Type House

Suburb Brunswick

Period - From 01/10/2020

to 31/12/2020

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	15 Davison St BRUNSWICK 3056	\$1,450,000	12/02/2021
2	6 Ivy St BRUNSWICK 3056	\$1,426,000	12/11/2020
3	64 Evans St BRUNSWICK 3056	\$1,414,000	10/02/2021

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:

26/03/2021 09:27

6 Macfarland Street, Brunswick Vic 3056

**Jellis
Craig**

Elizabeth Kelly

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2020: \$1,131,000



3 2 2

Property Type: House (Res)

Land Size: 206 sqm approx

Agent Comments

Comparable Properties



15 Davison St BRUNSWICK 3056 (REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: House (Res)



6 Ivy St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,426,000

Method: Sold Before Auction

Date: 12/11/2020

Property Type: House (Res)

Land Size: 204 sqm approx



64 Evans St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 -

Price: \$1,414,000

Method: Sold Before Auction

Date: 10/02/2021

Property Type: House (Res)

Land Size: 177 sqm approx

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