

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

24 Macfarland Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$2,220,000

&

\$2,400,000

Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Brunswick

Period - From

01/10/2021

to

30/09/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	161 Victoria St BRUNSWICK 3056	\$2,400,000	25/11/2021
2	35 Katawa Gr BRUNSWICK 3056	\$2,351,000	21/05/2022
3	189 Brunswick Rd BRUNSWICK 3056	\$2,200,000	01/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/11/2022 11:16



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,220,000 - \$2,400,000

Median House Price

Year ending September 2022: \$1,375,000

Comparable Properties



161 Victoria St BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$2,400,000

Method: Sale

Date: 25/11/2021

Property Type: Development Site (Res)

Land Size: 345 sqm approx



35 Katawa Gr BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$2,351,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 386 sqm approx



189 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$2,200,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 799 sqm approx

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788