

## 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

25 Grant 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) (\*Delete single price or range as applicable)

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Brunswick

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

### 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 6 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

81 Blyth Street Brunswick VIC 3056	\$950,000	26-Aug-21
14 Shamrock Street Brunswick West VIC 3055	\$1,015,000	24-Oct-21
111 Mitchell Street Brunswick VIC 3056	\$970,000	02-Dec-21

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 6 months.~~

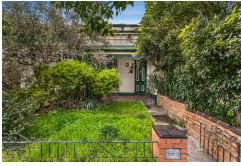
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**81 Blyth Street Brunswick VIC 3056** Sold Price **\$950,000** Sold Date **26-Aug-21** 2  1  1Distance **1.05km****14 Shamrock Street Brunswick West VIC 3055** Sold Price **\$1,015,000** Sold Date **24-Oct-21** 2  1  -Distance **1.98km****111 Mitchell Street Brunswick VIC 3056** Sold Price <sup>RS</sup> **\$970,000** <sup>UN</sup> Sold Date **02-Dec-21** 2  1  2Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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