

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

777 Park Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$1,675,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Brunswick

Period - From

01/04/2022

to

31/03/2023

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	108 Edward St BRUNSWICK 3056	\$1,705,000	12/03/2023
2	84 Edward St BRUNSWICK 3056	\$1,705,000	23/05/2023
3	4 Warburton St BRUNSWICK 3056	\$1,625,000	25/02/2023

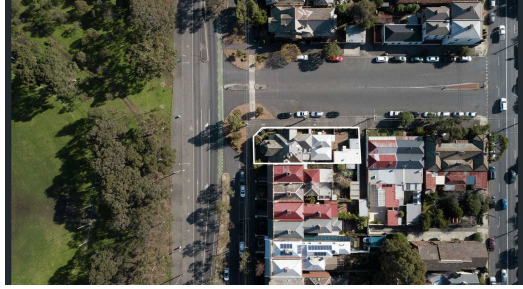
OR

~~**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:

20/06/2023 16:59

777 Park Street, Brunswick Vic 3056



 5  5  2

Property Type: House
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
\$1,675,000

Median House Price
Year ending March 2023: \$1,325,000

Comparable Properties



108 Edward St BRUNSWICK 3056 (REI/VG)

Agent Comments

 5  1  2

Price: \$1,705,000
Method: Sold Before Auction
Date: 12/03/2023
Property Type: House (Res)
Land Size: 429 sqm approx



84 Edward St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  3

Price: \$1,705,000
Method: Private Sale
Date: 23/05/2023
Property Type: House
Land Size: 500 sqm approx



4 Warburton St BRUNSWICK 3056 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,625,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 376 sqm approx

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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