

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

1 Warne Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$930,000 & \$1,000,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Brunswick

Period - From 01/01/2021 to 31/03/2021 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	1/80 Tinning St BRUNSWICK 3056	\$997,000	14/04/2021
2	61 Harrison St BRUNSWICK EAST 3057	\$990,000	08/12/2020
3	42a Whitby St BRUNSWICK WEST 3055	\$985,000	03/03/2021

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:

21/05/2021 12:16

1 Warne Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



3 1.5 2

Property Type: House
Land Size: 128 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,000,000
Median House Price
March quarter 2021: \$1,310,000

Comparable Properties



1/80 Tinning St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$997,000
Method: Auction Sale
Date: 14/04/2021
Property Type: Townhouse (Res)



61 Harrison St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 1

Price: \$990,000
Method: Private Sale
Date: 08/12/2020
Property Type: Townhouse (Single)
Land Size: 111 sqm approx

42a Whitby St BRUNSWICK WEST 3055 (VG)

Agent Comments

3 - -

Price: \$985,000
Method: Sale
Date: 03/03/2021
Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161