

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

1/110 Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 01/01/2023 to 31/12/2023 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	183 Stewart St BRUNSWICK EAST 3057	\$1,287,500	24/09/2023
2	122 Pearson St BRUNSWICK WEST 3055	\$1,275,000	16/12/2023
3	23 Wilkinson St BRUNSWICK 3056	\$1,275,000	11/11/2023

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:

13/02/2024 16:37



Property Type: House
Land Size: 375 sqm approx
Agent Comments

Comparable Properties



183 Stewart St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments



Price: \$1,287,500
Method: Sold After Auction
Date: 24/09/2023
Property Type: House (Res)
Land Size: 387 sqm approx



122 Pearson St BRUNSWICK WEST 3055
(REI/VG)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 297 sqm approx



23 Wilkinson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 245 sqm approx