

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

1/112a Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$680,000 Property Type Townhouse Suburb Brunswick

Period - From 06/06/2023 to 05/06/2024 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	2/7 Luscombe St BRUNSWICK 3056	\$755,000	02/05/2024
2	2/8 De Carle St BRUNSWICK 3056	\$754,000	16/04/2024
3	5/144 Brunswick Rd BRUNSWICK 3056	\$725,000	26/04/2024

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:

06/06/2024 10:53

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2 1 1

Rooms: 3
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Townhouse Price
06/06/2023 - 05/06/2024: \$680,000

Comparable Properties



2/7 Luscombe St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$755,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: Townhouse (Res)



2/8 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$754,000
Method: Private Sale
Date: 16/04/2024
Property Type: Townhouse (Single)



5/144 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$725,000
Method: Private Sale
Date: 26/04/2024
Property Type: Townhouse (Single)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688