

# 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

16c Mciver 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)

Range between \$1,550,000 & \$1,675,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

Period - From 01/10/2023 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	58b Smith St BRUNSWICK WEST 3055	\$1,835,000	11/12/2023
2	31a Newman St BRUNSWICK WEST 3055	\$1,800,000	20/02/2024
3	217 Albert St BRUNSWICK 3056	\$1,636,000	28/02/2024

**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:

04/04/2024 14:12



**Property Type:** House

Agent Comments

## Comparable Properties



**58b Smith St BRUNSWICK WEST 3055 (REI/VG)**



**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** House

Agent Comments

Good comparable as both properties are newer high end, four bedroom homes.



**31a Newman St BRUNSWICK WEST 3055 (REI)** Agent Comments



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

Good comparable as both homes are newer builds with high end finishes. Even though 31A Newman Street is a double storey residence and is located in the next suburb, we still believe it is a strong comparable.



**217 Albert St BRUNSWICK 3056 (REI)**



**Price:** \$1,636,000

**Method:** Private Sale

**Date:** 28/02/2024

**Property Type:** House

Agent Comments

Great comparable as both properties are next door to each other, and are both brand new tri level homes. The only difference between 16C McIver and 217 Albert street is that Albert street has an extra bedroom