

# 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

193 Blyth Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Brunswick East

Period - From

01/07/2023

to

30/09/2023

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	84 Lydia St BRUNSWICK 3056	\$1,360,000	31/05/2023
2	183 Stewart St BRUNSWICK EAST 3057	\$1,287,500	24/09/2023
3	66 Barkly St BRUNSWICK EAST 3057	\$1,250,000	01/07/2023

**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:

16/10/2023 15:36



**Property Type:** House (Res)

**Land Size:** 400 sqm approx

Agent Comments

## Comparable Properties



**84 Lydia St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 31/05/2023

**Property Type:** House

**Land Size:** 142 sqm approx



**183 Stewart St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,287,500

**Method:** Sold After Auction

**Date:** 24/09/2023

**Property Type:** House (Res)



**66 Barkly St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)

**Land Size:** 341 sqm approx