

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

19a Nash Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Brunswick

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	19 Ford St BRUNSWICK 3056	\$1,250,000	10/07/2023
2	311 Albion St BRUNSWICK 3056	\$1,200,000	13/09/2023
3	150 Stewart St BRUNSWICK EAST 3057	\$1,150,000	08/07/2023

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: 13/11/2023 21:58



3 2 1

Rooms: 4

Property Type: House

Land Size: 225 sqm approx

Agent Comments

Comparable Properties



19 Ford St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,250,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: House (Res)

Land Size: 173 sqm approx



311 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: House (Res)

Land Size: 210 sqm approx



150 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 1

Price: \$1,150,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 205 sqm approx

Account - Jellis Craig