

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

20 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	9 Elizabeth St BRUNSWICK 3056	\$1,265,000	29/02/2024
2	66 Rose St BRUNSWICK 3056	\$1,250,000	12/03/2024
3	7 Wilkinson St BRUNSWICK 3056	\$1,225,000	09/12/2023

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:

08/04/2024 15:14



Property Type: House
Land Size: 410 sqm approx
Agent Comments

Comparable Properties



9 Elizabeth St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 29/02/2024
Property Type: House



66 Rose St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 333 sqm approx



7 Wilkinson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 244 sqm approx