

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

23 Warne Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 26/02/2023 to 25/02/2024 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	65 Brickworks Dr BRUNSWICK 3056	\$1,080,000	24/02/2024
2	3/230 Albert St BRUNSWICK 3056	\$1,070,000	10/02/2024
3	30 Warne St BRUNSWICK 3056	\$1,030,000	24/11/2023

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:

26/02/2024 11:56



Property Type:

Agent Comments

Comparable Properties



65 Brickworks Dr BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



3/230 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)



30 Warne St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Townhouse (Res)