

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

24 Garnet Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

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

Period - From 22/02/2023 to 21/02/2024 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	32 Garnet St BRUNSWICK 3056	\$1,320,000	02/12/2023
2	136 Albion St BRUNSWICK 3056	\$1,170,000	07/02/2024
3	89 Shamrock St BRUNSWICK WEST 3055	\$1,140,000	27/10/2023

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:

22/02/2024 10:46



Property Type: House (Previously

Occupied - Detached)

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



32 Garnet St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 417 sqm approx



136 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 07/02/2024

Property Type: House (Res)



89 Shamrock St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 27/10/2023

Property Type: House