

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

3 Stanley Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price \$1,435,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 to 31/03/2024 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	209 Victoria St BRUNSWICK 3056	\$1,725,000	08/02/2024
2	38 Davies St BRUNSWICK 3056	\$1,711,000	27/03/2024
3	20 Brown St COBURG 3058	\$1,675,000	01/05/2024

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:

21/06/2024 13:39



Property Type: House

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



209 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Sold Before Auction

Date: 08/02/2024

Property Type: House (Res)

Land Size: 325 sqm approx



38 Davies St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,711,000

Method: Sold Before Auction

Date: 27/03/2024

Property Type: House (Res)

Land Size: 345 sqm approx



20 Brown St COBURG 3058 (REI)

Agent Comments



Price: \$1,675,000

Method: Auction Sale

Date: 01/05/2024

Property Type: House