

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

38 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	10 Kelson St COBURG 3058	\$1,650,000	27/10/2023
2	42 Blyth St BRUNSWICK 3056	\$1,605,000	02/03/2024
3	1/110 Blyth St BRUNSWICK 3056	\$1,485,000	16/03/2024

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:

21/03/2024 10:25



Property Type: House

Agent Comments

Comparable Properties



10 Kelson St COBURG 3058 (REI/VG)



Price: \$1,650,000

Method: Private Sale

Date: 27/10/2023

Property Type: House

Land Size: 348 sqm approx

Agent Comments

10 Kelson Street, Coburg is a beautifully renovated double fronted home. It has 3 bedrooms like 38 Davies St and 1 off street parking. A similar internal open plan living area.



42 Blyth St BRUNSWICK 3056 (REI)



Price: \$1,605,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Agent Comments

Good comparable as both homes are updated three bedroom homes in Brunswick.



1/110 Blyth St BRUNSWICK 3056 (REI)



Price: \$1,485,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Agent Comments

Good comparable as both properties are updated double front, three bedroom homes in Brunswick