

# 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 Glenlyon Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,025,000

### 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	69 Stewart St BRUNSWICK 3056	\$1,000,000	29/03/2024
2	14 Bourke St BRUNSWICK 3056	\$1,020,000	26/02/2024
3	56 Victoria Gr BRUNSWICK 3056	\$1,100,000	29/03/2024

**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:

09/05/2024 12:51



**Rooms:** 4

**Property Type:** House

**Land Size:** 166 sqm approx

**Agent Comments**

## Comparable Properties



**69 Stewart St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 29/03/2024

**Property Type:** House



**14 Bourke St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 133 sqm approx



**56 Victoria Gr BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 29/03/2024

**Property Type:** House