

# 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

45b Garnet Street, 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 \$890,000 & \$950,000

### Median sale price

Median price \$590,000 Property Type Unit 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	30 Warne St BRUNSWICK 3056	\$1,030,000	24/11/2023
2	51 Victoria St COBURG 3058	\$1,000,000	09/11/2023
3	1/36 Moore St COBURG 3058	\$935,500	02/12/2023

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:

14/02/2024 12:18

Dylan Francis

93875888

0421 023 832

dylanfrancis@jellisrcraig.com.au

**Indicative Selling Price**

\$890,000 - \$950,000

**Median Unit Price**

December quarter 2023: \$590,000

**Property Type:** Townhouse**Land Size:** 166 sqm approx

Agent Comments

## Comparable Properties

**30 Warne St BRUNSWICK 3056 (REI/VG)****Price:** \$1,030,000**Method:** Sold Before Auction**Date:** 24/11/2023**Property Type:** Townhouse (Res)**Land Size:** 150 sqm approx

Agent Comments

Great comparable as both properties are townhouse style homes with similar land sizes. Even though 30 Warne Street, Brunswick is a three bed home, we still believe it is a strong comparable.

**51 Victoria St COBURG 3058 (REI/VG)****Price:** \$1,000,000**Method:** Sold Before Auction**Date:** 09/11/2023**Property Type:** House (Res)

Agent Comments

Great comparable as both properties are stylish, modern townhouse style homes. 51 Victoria Street is slightly bigger, and has an extra bedroom and is located in the next suburb, however we still believe it is a strong comparable.

**1/36 Moore St COBURG 3058 (REI)****Price:** \$935,500**Method:** Auction Sale**Date:** 02/12/2023**Property Type:** Townhouse (Res)

Agent Comments

Great comparable as both properties are modern townhouse style homes. Even though 1/36 Moore Street, Coburg is a three bed home and is located in the next suburb, we still believe it is a strong comparable.

Account - Jellis Craig | P: 03 9387 5888