

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 58 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

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	29 The Grove COBURG 3058	\$2,450,000	02/03/2024
2			
3			

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: 09/07/2024 13:55



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Property Type: House

Land Size: 996 sqm approx

Agent Comments

Comparable Properties

29 The Grove COBURG 3058 (VG)

Agent Comments

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Price: \$2,450,000

Method: Sale

Date: 02/03/2024

Property Type: Development Site (Res)

Land Size: 981 sqm approx

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. 58 De Carle Street, Brunswick would be the most comparable property that has sold in the area. This property sold on 14/10/23 for \$2,410,000. The land size of this property was 1,094 square metres (approx).