Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6/37 Staley Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 &	\$595,000
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Median sale price

Median price	\$578,000	Pro	perty Type Ur	iit		Suburb	Brunswick
Period - From	01/01/2024	to	31/03/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	25/45-47 De Carle St BRUNSWICK 3056	\$645,000	19/04/2024
2	7/24 Barkly St BRUNSWICK EAST 3057	\$640,000	19/04/2024
3	4/180 Union St BRUNSWICK WEST 3055	\$599,000	19/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2024 09:42



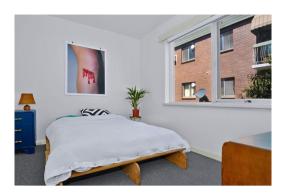


Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au

> Indicative Selling Price \$550,000 - \$595,000 Median Unit Price March quarter 2024: \$578,000

Agent Comments

Agent Comments



Property Type: Flat
Agent Comments

Comparable Properties



25/45-47 De Carle St BRUNSWICK 3056 (REI)

2 🗕 1 🛱

Price: \$645,000

Method: Sold Before Auction

Date: 19/04/2024

Property Type: Apartment



7/24 Barkly St BRUNSWICK EAST 3057 (REI)

1 2 **1** 4

Price: \$640,000 Method: Private Sale Date: 19/04/2024

Property Type: Apartment



4/180 Union St BRUNSWICK WEST 3055 (REI) Agent Comments

1 2 **1** 6

Price: \$599,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

Account - Jellis Craig | P: 03 8415 6100



