

# 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 6/37 Staley 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 \$550,000 & \$595,000

### Median sale price

Median price \$578,000 Property Type Unit 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 | 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 comparable properties 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



**Property Type:** Flat

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 19/04/2024

**Property Type:** Apartment



**7/24 Barkly St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Apartment



**4/180 Union St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**



**Price:** \$599,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Unit