

# 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 63 Grantham Street, Brunswick West Vic 3055

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,315,000 Property Type House Suburb Brunswick West

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	365 Brunswick Rd BRUNSWICK 3056	\$1,280,000	07/04/2024
2	23 Wilkinson St BRUNSWICK 3056	\$1,275,000	11/11/2023
3	231 Victoria St BRUNSWICK 3056	\$1,147,500	27/04/2024

**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: 30/04/2024 09:49



**Property Type:** House

**Land Size:** 277 sqm approx

**Agent Comments**

## Comparable Properties



**365 Brunswick Rd BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 07/04/2024

**Property Type:** House (Res)



**23 Wilkinson St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**231 Victoria St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,147,500

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)