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

73 Stewart Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,435,000	Pro	operty Type	Hou	se		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.

Add	dress of comparable property	Price	Date of sale
1	613 Park St BRUNSWICK 3056	\$1,210,000	08/06/2024
2	33 Sutherland St BRUNSWICK 3056	\$1,208,000	29/04/2024
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:

09/07/2024 10:31









Property Type: House **Land Size:** 165 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,435,000

Comparable Properties



613 Park St BRUNSWICK 3056 (REI)



Price: \$1,210,000 Method: Auction Sale Date: 08/06/2024 Property Type: House (Res) Land Size: 211 sqm approx Agent Comments

Agent Comments



Price: \$1,208,000 Method: Private Sale Date: 29/04/2024 Property Type: House Land Size: 148 sqm approx

3



231 Victoria St BRUNSWICK 3056 (REI/VG)

33 Sutherland St BRUNSWICK 3056 (REI/VG)

6.



N Agent C

Agent Comments

Price: \$1,147,500 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Land Size: 243 sqm approx

Account - Jellis Craig | P: 03 9387 5888



propertydata

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