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	1/25 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between $595,000 & $640,000

Median sale price

Median price $600,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2021 to 31/12/2021 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	1/21 Albert St BRUNSWICK EAST 3057	$620,000	09/02/2022
2	2/8 Holmes St BRUNSWICK EAST 3057	$603,500	02/12/2021
3	2/20 Talbot St BRUNSWICK 3056	$595,000	13/12/2021

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: 03/03/2022 14:52

1/25 Stewart Street, Brunswick Vic 3056



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$595,000 - $640,000
Median Unit Price
Year ending December 2021: $600,000

Comparable Properties



1/21 Albert St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 09/02/2022
Property Type: Villa

Agent Comments



2/8 Holmes St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $603,500
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit

Agent Comments



2/20 Talbot St BRUNSWICK 3056 (VG)

2 - -

Price: $595,000
Method: Sale
Date: 13/12/2021
Property Type: Development Site (Res)
Land Size: 631 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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