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	16 Ewing Street, Brunswick Vic 3056

Indicative selling price

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

Range between $985,000 & $1,083,500

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick

Period - From 01/07/2023 to 30/06/2024 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	14 Talbot St BRUNSWICK 3056	$984,000	17/08/2024
2	11 Hodgson St BRUNSWICK 3056	$997,000	06/07/2024
3	5 Richardson St BRUNSWICK 3056	$982,500	08/06/2024

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: 03/10/2024 13:49

16 Ewing Street, Brunswick Vic 3056

Lisa Roberts
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2 1 0

Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments

Indicative Selling Price
$985,000 - $1,083,500
Median House Price
Year ending June 2024: $1,300,000

Comparable Properties



14 Talbot St BRUNSWICK 3056 (REI)

2 1 1

Price: $984,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: Townhouse (Res)

Agent Comments



11 Hodgson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $997,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments



5 Richardson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $982,500
Method: Sold Before Auction
Date: 08/06/2024
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments

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