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<br>Including suburb and postcode | 189 Brunswick Road, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $1,398,500 Property Type House Suburb Brunswick

Period - From 01/07/2021 to 30/06/2022 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 | 840 Brunswick St.N FITZROY NORTH 3068 | $2,252,000 | 04/06/2022 |
| 2 | 96 Brunswick Rd BRUNSWICK 3056 | $2,115,000 | 14/05/2022 |
| 3 | 83 Brunswick Rd BRUNSWICK EAST 3057 | $2,030,000 | 05/05/2022 |

**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: 01/09/2022 12:41

# 189 Brunswick Road, Brunswick Vic 3056

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3 1 2

**Property Type:** House
**Land Size:** approximately 799 sqm sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
Year ending June 2022: $1,398,500

## Comparable Properties



**840 Brunswick St.N FITZROY NORTH 3068 (REI)**

4 2 -

**Price:** $2,252,000
**Method:** Auction Sale
**Date:** 04/06/2022
**Property Type:** House (Res)

Agent Comments



**96 Brunswick Rd BRUNSWICK 3056 (REI/VG)**

4 1 1

**Price:** $2,115,000
**Method:** Auction Sale
**Date:** 14/05/2022
**Property Type:** House (Res)
**Land Size:** 414 sqm approx

Agent Comments



**83 Brunswick Rd BRUNSWICK EAST 3057 (REI)**

3 1 1

**Price:** $2,030,000
**Method:** Private Sale
**Date:** 05/05/2022
**Property Type:** House
**Land Size:** 596 sqm approx

Agent Comments



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