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	615 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	24 St Georges Rd.S FITZROY NORTH 3068	$1,440,000	02/06/2022
2	606 Drummond St CARLTON NORTH 3054	$1,400,000	30/07/2022
3	56 Wilson St BRUNSWICK 3056	$1,370,000	03/05/2022

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: 28/09/2022 11:45

615 Park Street, Brunswick Vic 3056

Lisa Roberts
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2 2 ROW

Property Type: House (Previously Occupied - Detached)
Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2022: $1,398,500

Comparable Properties



24 St Georges Rd.S FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,440,000
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 116 sqm approx

Agent Comments



606 Drummond St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,400,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 116 sqm approx

Agent Comments



56 Wilson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,370,000
Method: Sold Before Auction
Date: 03/05/2022
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

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