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	7 Howard Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,350,000 Property Type House Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 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	53 Stewart St BRUNSWICK 3056	$1,300,000	15/08/2023
2	52 Victoria Gr BRUNSWICK 3056	$1,300,000	12/08/2023
3	3 Ogrady St BRUNSWICK 3056	$1,200,000	16/09/2023

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: 27/09/2023 10:32

7 Howard Street, Brunswick Vic 3056

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: House
Land Size: 214.529 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2023: $1,350,000

Comparable Properties



53 Stewart St BRUNSWICK 3056 (VG)

3 - -

Price: $1,300,000
Method: Sale
Date: 15/08/2023
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments



52 Victoria Gr BRUNSWICK 3056 (REI)

3 1 -

Price: $1,300,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)

Agent Comments



3 Ogrady St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,200,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)

Agent Comments

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