

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 248 Stewart Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,326,500 Property Type House Suburb Brunswick East

Period - From 01/04/2024 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	8/32 Albert St BRUNSWICK EAST 3057	\$1,250,000	06/04/2024
2	1 Aintree St BRUNSWICK EAST 3057	\$1,180,000	28/02/2024
3	23 Roberts St BRUNSWICK EAST 3057	\$1,115,000	31/05/2024

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: 24/07/2024 10:50

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2024: \$1,326,500



3 2 2

Property Type: House (Res)

Land Size: 101 sqm approx

Agent Comments

Comparable Properties



8/32 Albert St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/04/2024

Property Type: Townhouse (Res)



1 Aintree St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Townhouse (Res)



23 Roberts St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 2

Price: \$1,115,000

Method: Private Sale

Date: 31/05/2024

Property Type: Townhouse (Single)