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	1 George Street, Brunswick Vic 3056

Indicative selling price

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

Single price $985,000

Median sale price

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

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	22 Davies St BRUNSWICK 3056	$950,000	25/08/2024
2	59a De Carle St BRUNSWICK 3056	$967,000	29/06/2024
3	69 Stewart St BRUNSWICK 3056	$1,000,000	29/03/2024

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: 25/09/2024 10:56

1 George Street, Brunswick Vic 3056

Anthony Monteleone
9387 5888
0408 081 000
anthonymonteleone@jelliscraig.com.au



3 1 1

Property Type: House (Res)
Land Size: 211 sqm approx

Agent Comments

Indicative Selling Price
$985,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



22 Davies St BRUNSWICK 3056 (REI)

3 1 2

Price: $950,000
Method: Sold After Auction
Date: 25/08/2024
Property Type: House (Res)

Agent Comments



59a De Carle St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $967,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



69 Stewart St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,000,000
Method: Private Sale
Date: 29/03/2024
Property Type: House
Land Size: 161 sqm approx

Agent Comments

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