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	94 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Single price $1,085,000

Median sale price

Median price $1,224,500 Property Type House Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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 Frith St BRUNSWICK 3056	$1,050,000	24/10/2024
2	24 Leithead St BRUNSWICK 3056	$1,050,000	23/09/2024
3	38 Glenlyon Rd BRUNSWICK 3056	$1,020,000	28/05/2024

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: 04/11/2024 17:44

94 Brunswick Road, Brunswick Vic 3056

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,085,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



8 Frith St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,050,000
Method: Private Sale
Date: 24/10/2024
Property Type: House

Agent Comments



24 Leithead St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,050,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)

Agent Comments



38 Glenlyon Rd BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,020,000
Method: Sold Before Auction
Date: 28/05/2024
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

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