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	119 Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,725,000

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	5 Third Av BRUNSWICK 3056	$1,680,000	18/10/2024
2	103 Rennie St THORNBURY 3071	$1,720,000	14/09/2024
3	28 Canberra St BRUNSWICK 3056	$1,755,000	13/09/2024

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: 02/12/2024 10:00

119 Blyth Street, Brunswick Vic 3056

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



3 1 2

Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



5 Third Av BRUNSWICK 3056 (VG)

3 - -

Price: $1,680,000
Method: Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments



103 Rennie St THORNBURY 3071 (REI)

3 1 1

Price: $1,720,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments



28 Canberra St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,755,000
Method: Auction Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 462 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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