

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 655 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,008,000 Property Type House Suburb Brunswick

Period - From 01/04/2019 to 30/06/2019 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	769 Park St BRUNSWICK 3056	246sqm \$8,536.58 per sqm	\$2,100,000	11/05/2019
2	777 Park St BRUNSWICK 3056	452sqm \$3,960.17 per sqm	\$1,790,000	21/09/2019
3	665 Park St BRUNSWICK 3056	274sqm \$9,835.76 per sqm	\$2,695,000	31/05/2019

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: 30/09/2019 16:05

655 Park Street, Brunswick Vic 3056



 5  2.5  6

Rooms: 10
Property Type: Home
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
June quarter 2019: \$1,008,000

At 2.6M \$4126.98 PSM
At 2.7M \$4285.71 PSM
At 2.8M \$4444.44 PSM

Comparable Properties



769 Park St BRUNSWICK 3056 (REI)

Agent Comments

 3  2  1

Price: \$2,100,000
Method: Private Sale
Date: 11/05/2019
Property Type: House
Land Size: 246 sqm approx



777 Park St BRUNSWICK 3056 (REI)

Agent Comments

 5  5  1

Price: \$1,790,000
Method: Private Sale
Date: 21/09/2019
Property Type: House



665 Park St BRUNSWICK 3056 (REI)

Agent Comments

 4  2  1

Price:
Method: Private Sale
Date: 31/05/2019
Rooms: 7
Property Type: House

Account - Raine & Horne Brunswick | P: 03 9384 0000 | F: 03 93840577



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.