Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Percy Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$1,200,000									
Median sale price									
Median price	\$1,310,000	Property Type House			ise		Suburb Brunswick		
Period - From	13/07/2024	to	12/07/2025		So	ource	Property Data		

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.

Add	dress of comparable property	Price	Date of sale
1	33 Union St BRUNSWICK 3056	\$1,180,000	15/03/2025
2	48 Frederick St BRUNSWICK 3056	\$1,210,000	24/05/2025
3	4 Collier Cr BRUNSWICK 3056	\$1,260,000	03/07/2025

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:

13/07/2025 15:01









Property Type: House Land Size: 182 sqm approx Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

Indicative Selling Price \$1,200,000 Median House Price 13/07/2024 - 12/07/2025: \$1,310,000

Comparable Properties

33 Union St BRUNSWICK 3056 (REI/VG) 2 1 1 Price: \$1,180,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 196 sqm approx	Agent Comments
48 Frederick St BRUNSWICK 3056 (REI) 2 1 2 - Price: \$1,210,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res)	Agent Comments
4 Collier Cr BRUNSWICK 3056 (REI) 2 2 2 1 Price: \$1,260,000 Method: Sold Before Auction Date: 03/07/2025 Property Type: Townhouse (Res) Land Size: 153 sqm approx	Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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