

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

1/68 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	3/12 Eastgate St PASCOE VALE SOUTH 3044	\$950,000	20/12/2023
2	1/67 Everett St BRUNSWICK WEST 3055	\$920,000	22/11/2023
3	16b Waxman Pde BRUNSWICK WEST 3055	\$895,000	19/08/2023

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:

22/01/2024 14:49

1/68 Everett Street, Brunswick West Vic 3055

**Jellis
Craig**

Dylan Francis

93875888

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Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

December quarter 2023: \$520,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/12 Eastgate St PASCOE VALE SOUTH 3044 (REI)

3 2 3

Price: \$950,000

Method: Private Sale

Date: 20/12/2023

Property Type: Townhouse (Single)

Agent Comments

Good comparable as both properties are modern three bed townhouses. Even though this property is located in the next suburb, we still believe it is a strong comparable.



1/67 Everett St BRUNSWICK WEST 3055 (REI)

3 2 1

Price: \$920,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Townhouse (Res)

Agent Comments

Great comparable as this property is located next door and are both newer three bed townhouses.



16b Waxman Pde BRUNSWICK WEST 3055 (REI)

3 2 1

Price: \$895,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Agent Comments

Great comparable as both properties are three bed, two bed townhouses with modern finishes located in Brunswick West.

Account - Jellis Craig | P: 03 9387 5888



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