

## 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

10 FERRY CRESCENT BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,460,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

53 DALY STREET BRUNSWICK WEST VIC 3055	\$1,515,000	14-Oct-23
11 HOOPER CRESCENT BRUNSWICK WEST VIC 3055	\$1,500,000	07-Oct-23

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 6 months.

This Statement of Information was prepared on: 22 February 2024

**53 DALY STREET BRUNSWICK  
WEST VIC 3055**

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Sold Price **\$1,515,000** Sold Date **14-Oct-23**Distance **0.41km****11 HOOPER CRESCENT  
BRUNSWICK WEST VIC 3055**

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Sold Price **\$1,500,000** Sold Date **07-Oct-23**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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