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

12/180 Union Street, Brunswick West Vic 3055

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$540,000		&		\$590,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	208/34 Union St BRUNSWICK 3056	\$590,000	13/10/2023
2	3/6 De Carle St BRUNSWICK 3056	\$571,000	13/10/2023
3	15/180 Union St BRUNSWICK WEST 3055	\$550,000	16/11/2023

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 13:29









Rooms: 4 Property Type: Unit Agent Comments Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$540,000 - \$590,000 Median Unit Price December quarter 2023: \$520,000

Comparable Properties



208/34 Union St BRUNSWICK 3056 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$571,000 Method: Private Sale Date: 13/10/2023 Property Type: Villa

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15/180 Union St BRUNSWICK WEST 3055 (REI/VG)

2

3/6 De Carle St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$550,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



propertydata

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