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

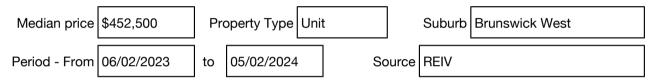
12/4 Cumming Street, Brunswick West Vic 3055

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$599,000

Median sale price



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	205/446 Moreland Rd BRUNSWICK WEST 3055	\$575,000	20/01/2024
2	9/6 McLean St BRUNSWICK WEST 3055	\$560,000	22/12/2023
3	15/10 Breese St BRUNSWICK 3056	\$527,000	24/01/2024

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:

06/02/2024 08:15



Nelson Alexander





Property Type: Flat/Unit/Apartment (Res) Agent Comments Carl Sacco 9388 0088 0404 468 258 csacco@nelsonalexander.com.au

Indicative Selling Price \$599,000 Median Unit Price 06/02/2023 - 05/02/2024: \$452,500

Comparable Properties





205/446 Moreland Rd BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$575,000 Method: Private Sale Date: 20/01/2024 Property Type: Apartment

9/6 McLean St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$560,000 Method: Private Sale Date: 22/12/2023 Property Type: Unit



15/10 Breese St BRUNSWICK 3056 (REI)



Agent Comments

Price: \$527,000 Method: Private Sale Date: 24/01/2024 Property Type: Townhouse (Single)

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



propertydata

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