

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

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

Single price

\$599,000

Median sale price

Median price

\$452,500

Property Type

Unit

Suburb

Brunswick West

Period - From

06/02/2023

to

05/02/2024

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	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



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

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)