Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13d Bent Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$720,000 & \$770,000	ange between	\$720,000	&	\$770,000
-------------------------------------	--------------	-----------	---	-----------

Median sale price

Median price	\$626,500	Pro	perty Type	Townhous	е	Suburb	Brunswick West
Period - From	23/11/2022	to	22/11/2023		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

Add	dress of comparable property	Price	Date of sale
1	5/10 Millward St BRUNSWICK 3056	\$775,000	30/06/2023
2	21/74 Tinning St BRUNSWICK 3056	\$752,000	30/05/2023
3	2/3 Fanny St MOONEE PONDS 3039	\$730,000	07/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/11/2023 15:26
--	------------------





Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$720,000 - \$770,000 Median Townhouse Price 23/11/2022 - 22/11/2023: \$626,500





Property Type:
Agent Comments

Comparable Properties



5/10 Millward St BRUNSWICK 3056 (REI/VG)

1 2 **-** 2 🙃

Price: \$775,000

Method: Sold Before Auction

Date: 30/06/2023

Property Type: Townhouse (Res)



21/74 Tinning St BRUNSWICK 3056 (VG)

🖴 2 👛 - 奋

Price: \$752,000 Method: Sale Date: 30/05/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments

Agent Comments



2/3 Fanny St MOONEE PONDS 3039 (REI/VG)

Price: \$730,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)





Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.