

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

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

Median sale price

Median price

\$626,500

Property Type

Townhouse

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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$775,000

Method: Sold Before Auction

Date: 30/06/2023

Property Type: Townhouse (Res)



21/74 Tinning St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$752,000

Method: Sale

Date: 30/05/2023

Property Type: Townhouse (Single)



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

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)