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

14/33 Mclean 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	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$469,500	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	01/01/2024	to	31/03/2024		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	6/101 Hope St BRUNSWICK 3056	\$770,000	29/01/2024
2	2/17 Galtes Cr BRUNSWICK WEST 3055	\$765,000	06/02/2024
3	5/23 Mclean St BRUNSWICK WEST 3055	\$710,000	16/02/2024

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:

17/04/2024 15:16









Property Type: Townhouse Agent Comments

Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price March quarter 2024: \$469,500

Comparable Properties



6/101 Hope St BRUNSWICK 3056 (REI)



Price: \$770,000 Method: Private Sale Date: 29/01/2024 Property Type: Townhouse (Single)



2/17 Galtes Cr BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$765,000 Method: Private Sale Date: 06/02/2024 Property Type: Townhouse (Res)



5/23 Mclean St BRUNSWICK WEST 3055 (VG) Agent Comments



Price: \$710,000 Method: Sale Date: 16/02/2024 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9387 5888



property data will constit do snot w any person

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