

## 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

1B PERRETT STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

3/4 JOLLEY STREET BRUNSWICK WEST VIC 3055	\$795,000	09-Sep-23
1/17 CUMMING STREET BRUNSWICK WEST VIC 3055	\$763,000	24-Aug-23
3/36 MOORE STREET COBURG VIC 3058	\$790,000	01-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024

**3/4 JOLLEY STREET BRUNSWICK WEST VIC 3055**

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Sold Price

**\$795,000**Sold Date **09-Sep-23**

Distance

**0.59km****1/17 CUMMING STREET BRUNSWICK WEST VIC 3055**

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Sold Price

**\$763,000**Sold Date **24-Aug-23**

Distance

**1.06km****3/36 MOORE STREET COBURG VIC 3058**

🛏️ 2 🚿 1 🚗 1

Sold Price

**\$790,000**Sold Date **01-Aug-23**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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