

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

2/12 HOWSON STREET BRUNSWICK WEST VIC 3055

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

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

65/108-124 UNION STREET BRUNSWICK VIC 3056	\$505,000	06-Oct-22
15/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$540,000	22-Jun-23
11/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$550,000	24-Nov-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: 01 February 2024

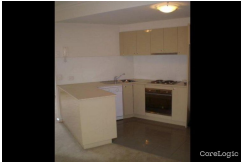


**65/108-124 UNION STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$505,000** Sold Date **06-Oct-22**

Distance **0.51km**



**15/97 BRICKWORKS DRIVE
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$540,000** Sold Date **22-Jun-23**

Distance **0.42km**



**11/97 BRICKWORKS DRIVE
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$550,000** Sold Date **24-Nov-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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