Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/12 Howson Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$570,000		&		\$620,000				
Median sale price									
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.

Ade	dress of comparable property	Price	Date of sale
1	3/12 Garden St BRUNSWICK 3056	\$618,000	23/02/2024
2	3/10 Dalgety St BRUNSWICK WEST 3055	\$605,000	19/12/2023
3	3/28 Sutherland St BRUNSWICK 3056	\$602,050	01/11/2023

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:

15/04/2024 08:24









Property Type: Villa Agent Comments

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> Indicative Selling Price \$570,000 - \$620,000 Median Unit Price March quarter 2024: \$469,500

Comparable Properties



3/12 Garden St BRUNSWICK 3056 (REI)



Price: \$618,000 Method: Private Sale Date: 23/02/2024 Property Type: Villa Agent Comments



3/10 Dalgety St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$605,000 Method: Private Sale Date: 19/12/2023 Property Type: Unit



3/28 Sutherland St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$602,050 Method: Private Sale Date: 01/11/2023 Property Type: Unit

Account - Jellis Craig | P: 03 8415 6100



propertydata

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