## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/3 Harry Street, Brunswick West Vic 3055
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$395,000

### Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	Brunswick West
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	5/5 Park St MOONEE PONDS 3039	\$391,000	16/09/2023
2	1/490 Moreland Rd BRUNSWICK WEST 3055	\$390,000	22/09/2023
3	6/378 Albert St BRUNSWICK 3056	\$360,000	19/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/02/2024 15:53





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> Indicative Selling Price \$395,000 Median Unit Price December quarter 2023: \$520,000



# Property Type: Unit

**Agent Comments** 

# Comparable Properties



5/5 Park St MOONEE PONDS 3039 (REI/VG)

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Price: \$391,000 Method: Auction Sale Date: 16/09/2023

Property Type: Apartment

**Agent Comments** 

1/490 Moreland Rd BRUNSWICK WEST 3055

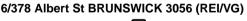
(VG)

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Price: \$390,000 Method: Sale Date: 22/09/2023

Property Type: Strata Unit/Flat

**Agent Comments** 









Price: \$360,000 Method: Private Sale Date: 19/10/2023 Rooms: 2

Property Type: Apartment

Agent Comments



Account - Jellis Craig | P: 03 9387 5888



