

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

2/3 Harry Street, Brunswick West Vic 3055

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

Property 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	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 comparable properties 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



Property Type:

Unit

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$391,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Apartment

1/490 Moreland Rd BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 22/09/2023

Property Type: Strata Unit/Flat



6/378 Albert St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 19/10/2023

Rooms: 2

Property Type: Apartment