

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

2/68 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$750,000 & \$825,000

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	15a Evans St MOONEE PONDS 3039	\$810,000	30/01/2024
2	4/43 Halpin St BRUNSWICK WEST 3055	\$800,000	28/10/2023
3	2/17 Galtes Cr BRUNSWICK WEST 3055	\$765,000	06/02/2024

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:

04/03/2024 14:50



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

December quarter 2023: \$520,000

Comparable Properties



15a Evans St MOONEE PONDS 3039 (REI)



Price: \$810,000

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Townhouse (Res)

Agent Comments

15A Evans Street Moonee Ponds is also a 2 bedroom, 2 bathroom, 1 garage townhouse. It is new with modern finishes. It is also reverse living.



4/43 Halpin St BRUNSWICK WEST 3055 (REI/VG)



Price: \$800,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Agent Comments

4/43 Halpin Street, Brunswick West is a brand new 2 bedroom townhouse. It is also 2 bathrooms and a garage



2/17 Galtes Cr BRUNSWICK WEST 3055 (REI)



Price: \$765,000

Method: Private Sale

Date: 06/02/2024

Property Type: Townhouse (Single)

Agent Comments

2/17 Galtes Crescent Brunswick West is very close in location to Everett Street. It has 2 bedrooms, 2 bathrooms and 1 car space and is also brand new.