

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

22 HOLBROOK CRESCENT, BRUNSWICK WEST, VIC 3055  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 HOLBROOK CRESCENT, BRUNSWICK

3 1 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range:

**\$1,250,000 to \$1,350,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE

BRUNSWICK WEST, VIC, 3055

Suburb Median Sale Price (House)

**\$1,305,000**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



72 DEAN ST, MOONEE PONDS, VIC 3039

3 1 2

Sale Price

**\*\$1,280,000**

Sale Date: 17/04/2024

Distance from Property: 827m



21 PEACOCK ST, BRUNSWICK WEST, VIC 3055

3 1 2

Sale Price

**\$1,330,000**

Sale Date: 02/03/2024

Distance from Property: 1.5km



3 COOK ST, BRUNSWICK WEST, VIC 3055

3 1 2

Sale Price

**\$1,450,000**

Sale Date: 03/02/2024

Distance from Property: 1.3km



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

22 HOLBROOK CRESCENT, BRUNSWICK WEST, VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,250,000 to \$1,350,000

### Median sale price

Median price

\$1,305,000

Property type

House

Suburb

BRUNSWICK WEST

Period

01 April 2023 to 31 March 2024

Source



### Comparable property sales

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

72 DEAN ST, MOONEE PONDS, VIC 3039	*\$1,280,000	17/04/2024
21 PEACOCK ST, BRUNSWICK WEST, VIC 3055	\$1,330,000	02/03/2024
3 COOK ST, BRUNSWICK WEST, VIC 3055	\$1,450,000	03/02/2024

This Statement of Information was prepared on:

10/05/2024