

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 26 Cumming Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$469,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2024 to 31/03/2024 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	18 Clarendon St COBURG 3058	\$1,481,000	20/03/2024
2	3 Cook St BRUNSWICK WEST 3055	\$1,450,000	03/02/2024
3	21 Peacock St BRUNSWICK WEST 3055	\$1,330,000	02/03/2024

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: 24/04/2024 11:06



 3  2  2

Property Type: House (Res)

Land Size: 525 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

March quarter 2024: \$469,500

Comparable Properties



18 Clarendon St COBURG 3058 (REI)

Agent Comments

 3  1  2

Price: \$1,481,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Land Size: 567 sqm approx



3 Cook St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,450,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 442 sqm approx



21 Peacock St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  1  2

Price: \$1,330,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)