

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 3/12 Mincha Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$590,000 & \$630,000

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	207/1-31 Lux Way BRUNSWICK 3056	\$622,000	14/05/2024
2	18/9 Milton St ASCOT VALE 3032	\$575,000	15/06/2024
3	2/12 Howson St BRUNSWICK WEST 3055	\$560,000	23/05/2024

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: 26/06/2024 11:45



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

March quarter 2024: \$469,500

Comparable Properties



207/1-31 Lux Way BRUNSWICK 3056 (REI)

Agent Comments



Price: \$622,000

Method: Private Sale

Date: 14/05/2024

Property Type: Apartment

Land Size: 82 sqm approx



18/9 Milton St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Apartment



2/12 Howson St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$560,000

Method: Private Sale

Date: 23/05/2024

Property Type: Unit