

### 3/17 Cumming Street, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$690,000 - \$740,000  
**Median House Price**  
 05/04/2023 - 04/04/2024: \$636,000

### Comparable Properties



#### 5/23-25 Mclean Street, Brunswick West 3055

**2 Bed 1 Bath 1 Car**  
**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 16/02/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Inferior aspect Superior outdoor space  
 Same attributes



#### 2/57 Buckley Street, Moonee Ponds 3039

**2 Bed 1 Bath 1 Car**  
**Price:** \$707,500  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Superior outdoor space Inferior layout  
 Inferior as no garage Similar condition Inferior location



#### 4/417-419 Brunswick Road, Brunswick West 3055

**2 Bed 2 Bath 1 Car**  
**Price:** \$705,000  
**Method:** Sole Before Auction  
**Date:** 23/11/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Inferior aspect Inferior as no garage  
 Superior outdoor space Similar condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

3/17 Cumming Street, 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)

Range between \$690,000 & \$740,000

#### Median sale price

Median price \$636,000 Townhouse Suburb Brunswick West

Period - From 05/04/2023 to 04/04/2024 Source REIV

#### 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
5/23-25 Mclean Street, BRUNSWICK WEST 3055	\$710,000	16/02/2024
2/57 Buckley Street, MOONEE PONDS 3039	\$707,500	18/11/2023
4/417-419 Brunswick Road, BRUNSWICK WEST 3055	\$705,000	23/11/2023

This Statement of Information was prepared on:

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