Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/3 Harry Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$545,000

Median sale price

Median price	\$469,500	Pro	perty Type Uni	t		Suburb	Brunswick West
Period - From	01/01/2024	to	31/03/2024] So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/2 Waxman Pde BRUNSWICK WEST 3055	\$549,000	24/02/2024
2	1/13 Clarendon St COBURG 3058	\$570,000	28/11/2023
3			

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:

13/05/2024 11:40







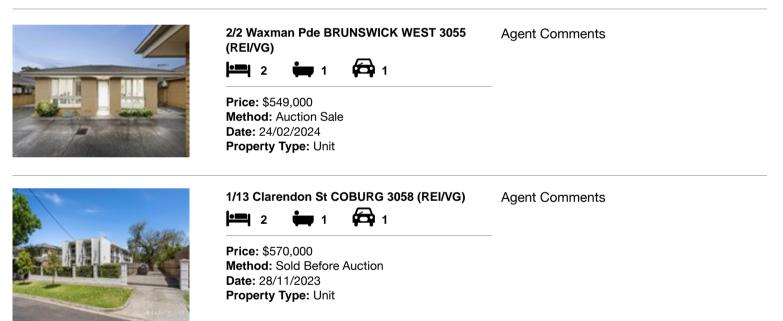


Property Type: Unit Agent Comments

Greg Cusack 9387 5888 0417 128 125 gregcusack@jelliscraig.com.au

> Indicative Selling Price \$545,000 Median Unit Price March quarter 2024: \$469,500

Comparable Properties



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. We were unable to identify a third renovated 2 bedroom, 1 bath, 1 car single level unit that has recently sold in the vicinity of 3/3 Harry Street.

Account - Jellis Craig | P: 03 9387 5888



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