

# 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

3/3 Harry 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)

Single price \$545,000

### 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	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

3/3 Harry Street, Brunswick West Vic 3055

**Jellis  
Craig**

Greg Cusack  
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**Indicative Selling Price**

\$545,000

**Median Unit Price**

March quarter 2024: \$469,500



 2  1  1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/2 Waxman Pde BRUNSWICK WEST 3055  
(REI/VG)**

Agent Comments

 2  1  1

**Price:** \$549,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit



**1/13 Clarendon St COBURG 3058 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$570,000

**Method:** Sold Before Auction

**Date:** 28/11/2023

**Property Type:** Unit

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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