

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 3/427 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2023 to 31/12/2023 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	7/12 Allard St BRUNSWICK WEST 3055	\$495,000	21/10/2023
2	5/28-30 Cumming St BRUNSWICK WEST 3055	\$476,000	14/11/2023
3	1/269 Albion St BRUNSWICK 3056	\$472,500	18/01/2024

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: 13/02/2024 10:41



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending December 2023: \$470,000

Comparable Properties



7/12 Allard St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$495,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Apartment



5/28-30 Cumming St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$476,000
Method: Auction Sale
Date: 14/11/2023
Property Type: Unit



1/269 Albion St BRUNSWICK 3056 (REI) Agent Comments



Price: \$472,500
Method: Private Sale
Date: 18/01/2024
Rooms: 3
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788