

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

3/6 Jolley Street, Brunswick West Vic 3055
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Indicative selling price

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

Range between

\$650,000

 &

\$700,000

Median sale price

Median price

\$535,000

 Property Type

Unit

 Suburb

Brunswick West

Period - From

01/07/2023

 to

30/09/2023

 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	1/1 Mitchell Pde PASCOE VALE SOUTH 3044	\$701,000	26/10/2023
2	G07/358 Moreland Rd BRUNSWICK WEST 3055	\$640,000	12/08/2023
3	78/108 Union St BRUNSWICK 3056	\$630,000	29/07/2023

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:

31/10/2023 17:05



Property Type: Villa

Agent Comments

Comparable Properties



1/1 Mitchell Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$701,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: Unit



G07/358 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 12/08/2023

Property Type: Apartment



78/108 Union St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 29/07/2023

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