Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3/6 Jolley Street, Brunswick West Vic 3055
Including suburb and	
postcode	

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	Pro	perty Type Uni	t		Suburb	Brunswick West
Period - From	01/07/2023	to	30/09/2023	So	ource	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

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



Date of sale



Liam Carrington 9387 5888 0466 896 626 liamcarrington@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** September quarter 2023: \$535,000



Property Type: Villa **Agent Comments**

Comparable Properties



1/1 Mitchell Pde PASCOE VALE SOUTH 3044

(REI) **-**3



Price: \$701,000

Method: Sold Before Auction

Date: 26/10/2023 Property Type: Unit Agent Comments



G07/358 Moreland Rd BRUNSWICK WEST

3055 (REI)





Price: \$640,000 Method: Private Sale Date: 12/08/2023

Property Type: Apartment

Agent Comments

Agent Comments



78/108 Union St BRUNSWICK 3056 (VG)





Price: \$630.000 Method: Sale Date: 29/07/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Jellis Craig | P: 03 9387 5888





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