

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 Westbourne Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Brunswick

Period - From 01/04/2023

to 30/06/2023

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	39 Garnet St BRUNSWICK 3056	\$1,300,000	29/07/2023
2	74 Whitby St BRUNSWICK WEST 3055	\$1,275,000	13/05/2023
3	51 Canberra St BRUNSWICK 3056	\$1,250,000	05/07/2023

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:

28/09/2023 10:05



Property Type: House

Land Size: 359 m² sqm approx

Agent Comments

Comparable Properties



39 Garnet St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



74 Whitby St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 478 sqm approx



51 Canberra St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 05/07/2023

Property Type: House (Res)

Land Size: 261 sqm approx