

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

4/3 Guthrie Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$466,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 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	5/1 Allard St BRUNSWICK WEST 3055	\$300,000	27/08/2024
2	5/21 Cohuna St BRUNSWICK WEST 3055	\$295,000	17/08/2024
3	9/12 Allard St BRUNSWICK WEST 3055	\$310,000	08/08/2024

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:

14/01/2025 16:15



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Indicative Selling Price

\$285,000 - \$310,000

Median Unit Price

September quarter 2024: \$466,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



5/1 Allard St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000

Method: Private Sale

Date: 27/08/2024

Property Type: Apartment



5/21 Cohuna St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$295,000

Method: Private Sale

Date: 17/08/2024

Property Type: Apartment



9/12 Allard St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 08/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



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