

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 TURNBULL COURT BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

5/9 MCCOLL COURT BRUNSWICK WEST VIC 3055	\$700,000	15-Jun-24
5/23-25 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$710,000	16-Feb-24
4/22 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$700,000	24-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 26 June 2024



5/9 MCCOLL COURT BRUNSWICK WEST VIC 3055

 2  2  -

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **15-Jun-24**

Distance **0.51km**



5/23-25 MCLEAN STREET BRUNSWICK WEST VIC 3055

 2  1  1

Sold Price **\$710,000** Sold Date **16-Feb-24**

Distance **0.63km**



4/22 MELVILLE ROAD BRUNSWICK WEST VIC 3055

 2  2  1

Sold Price **\$700,000** Sold Date **24-Dec-23**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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