

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

4/39 Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$430,000 Property Type Unit Suburb Brunswick West

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 | 1/530 Victoria St BRUNSWICK WEST 3055 | \$636,000 | 09/09/2023 |
| 2 | 4/33 Mclean St BRUNSWICK WEST 3055 | \$626,500 | 13/04/2023 |
| 3 | 2/9 Hopetoun Av BRUNSWICK WEST 3055 | \$623,000 | 22/07/2023 |

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 11:53



Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/530 Victoria St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$636,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Villa

4/33 Mclean St BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$626,500

Method: Sale

Date: 13/04/2023

Property Type: Townhouse (Single)



2/9 Hopetoun Av BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$623,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit