

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 4/68 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	3/4 Jolley St BRUNSWICK WEST 3055	\$795,000	09/09/2023
2	6/101 Hope St BRUNSWICK 3056	\$783,000	17/10/2023
3	3/17 Eastgate St PASCOE VALE SOUTH 3044	\$770,000	18/10/2023

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: 22/01/2024 15:20



Property Type: Unit

Agent Comments

Comparable Properties



3/4 Jolley St BRUNSWICK WEST 3055
(REI/VG)



Price: \$795,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit

Agent Comments

Good comparable as both properties are two bed units with modern features.



6/101 Hope St BRUNSWICK 3056 (VG)



Price: \$783,000

Method: Sale

Date: 17/10/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Good comparable as both properties are two bed units with modern features. Even though 6/101 Hope Street, Brunswick is located in the next suburb we still believe it is a strong comparable.



3/17 Eastgate St PASCOE VALE SOUTH 3044
(REI/VG)



Price: \$770,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Unit

Agent Comments

Good comparable as both properties are two bed units. Even though this property is located in Pascoe Vale South, we still believe it is a strong comparable.