

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/75 SHAMROCK STREET 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/206 DAWSON STREET BRUNSWICK WEST VIC 3055	\$660,000	24-Feb-24
33 EGGINTON STREET BRUNSWICK WEST VIC 3055	\$652,000	23-Mar-24
2/116 TINNING STREET BRUNSWICK VIC 3056	\$686,000	17-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 April 2024

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**2/206 DAWSON STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price ^{RS} **\$660,000** Sold Date **24-Feb-24**

Distance **1.69km**



**33 EGGINTON STREET
BRUNSWICK WEST VIC 3055**

 2  1  -

Sold Price ^{RS} **\$652,000** Sold Date **23-Mar-24**

Distance **1.27km**



**2/116 TINNING STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price ^{RS} **\$686,000** ^{UN} Sold Date **17-Feb-24**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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