

# 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 5/1 Manica Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$595,000 Property Type Townhouse Suburb Brunswick West

Period - From 21/08/2022 to 20/08/2023 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	34 Millward St BRUNSWICK WEST 3055	\$915,000	03/06/2023
2	6/37 Farnham St FLEMINGTON 3031	\$900,000	19/04/2023
3	16b Waxman Pde BRUNSWICK WEST 3055	\$895,000	19/08/2023

**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: 21/08/2023 11:34



**Property Type:** Townhouse (Res)

**Agent Comments**

Modern townhouse at rear of complex.

## Comparable Properties



**34 Millward St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**



Comparable accommodation. Older style townhouse with no OC

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Townhouse (Res)



**6/37 Farnham St FLEMINGTON 3031 (REI)**

**Agent Comments**



Older style townhouse (renovated) with no parking.

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 19/04/2023

**Property Type:** Townhouse (Res)



**16b Waxman Pde BRUNSWICK WEST 3055 (REI)**

**Agent Comments**



Older style townhouse with one less car space.

**Price:** \$895,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Townhouse (Res)