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	5/84 Collier Crescent, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between \$350,000 & \$370,000	Range between	\$350,000	&	\$370,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$469,500	Pro	perty Type	Unit		Suburb	Brunswick West
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	9/14 Blyth St BRUNSWICK 3056	\$370,000	04/01/2024
2	10/5 Allard St BRUNSWICK WEST 3055	\$355,000	13/03/2024
3	1/84 Collier Cr BRUNSWICK WEST 3055	\$342,000	09/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/05/2024 09:38





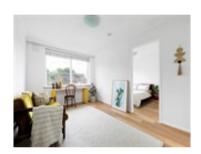
Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$350,000 - \$370,000 **Median Unit Price** March quarter 2024: \$469,500



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



9/14 Blyth St BRUNSWICK 3056 (REI/VG)





Price: \$370,000 Method: Private Sale Date: 04/01/2024

Property Type: Apartment

Agent Comments



10/5 Allard St BRUNSWICK WEST 3055 (REI)





Price: \$355,000 Method: Private Sale Date: 13/03/2024

Property Type: Apartment

Agent Comments



1/84 Collier Cr BRUNSWICK WEST 3055

(REI/VG) **--**





Price: \$342.000 Method: Private Sale

Date: 09/12/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888



