

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 54 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,384,000 Property Type House 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	21 Cassels Rd BRUNSWICK 3056	\$1,150,000	11/11/2023
2	286 Union St BRUNSWICK WEST 3055	\$1,080,000	09/02/2024
3	33 Brentwood Av PASCOE VALE SOUTH 3044	\$1,045,000	15/11/2023

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: 11/04/2024 11:10



Rooms: 4

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



21 Cassels Rd BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 530 sqm approx



286 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res)



33 Brentwood Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,045,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 568 sqm approx