

## 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

58B SMITH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,244,000

Property type

Other

Suburb

Brunswick West

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

48 SMITH STREET BRUNSWICK WEST VIC 3055	\$1,850,000	04-Mar-23
2 SOUTH DALY STREET BRUNSWICK WEST VIC 3055	\$1,720,000	22-Jul-23
3A SMITH STREET BRUNSWICK WEST	\$1,900,000	01-Jul-23

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 6 months.

This Statement of Information was prepared on: 13 September 2023

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## 48 SMITH STREET BRUNSWICK WEST VIC 3055

3 3 1

Sold Price **\$1,850,000** Sold Date **04-Mar-23**

Distance **0.06km**



## 2 SOUTH DALY STREET BRUNSWICK WEST VIC 3055

4 3 1

Sold Price <sup>RS</sup> **\$1,720,000** <sup>UN</sup> Sold Date **22-Jul-23**

Distance **0.36km**



## 3A SMITH STREET

Beds 4 Baths 3 Cars 1

Sold Price **\$1,900,000** Sold Date **01-Jul -23**

Distance **50 meters**

RS = Recent sale UN = Undisclosed Sale

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