

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 6/28 Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$477,500 Property Type Unit Suburb Brunswick West

Period - From 01/04/2023 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	Price	Date of sale
1	1/506 Moreland Rd BRUNSWICK WEST 3055	\$615,000	10/02/2024
2	9/6 McLean St BRUNSWICK WEST 3055	\$560,000	22/12/2023
3	2/2 Waxman Pde BRUNSWICK WEST 3055	\$549,000	24/02/2024

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: 08/05/2024 13:26

6/28 Mclean Street, Brunswick West Vic 3055



Peter Leahy
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2 1 1

Rooms: 4
Property Type: Unit
Land Size: strata sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2024: \$477,500

Comparable Properties



1/506 Moreland Rd BRUNSWICK WEST 3055 Agent Comments
(REI/VG)

2 1 1

Price: \$615,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit



9/6 McLean St BRUNSWICK WEST 3055 Agent Comments
(REI/VG)

2 1 1

Price: \$560,000
Method: Private Sale
Date: 22/12/2023
Property Type: Unit



2/2 Waxman Pde BRUNSWICK WEST 3055 Agent Comments
(REI/VG)

2 1 1

Price: \$549,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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