

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 69a Collier Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,243,000 Property Type House Suburb Brunswick West

Period - From 01/04/2023 to 30/06/2023 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	124 Hope St BRUNSWICK 3056	\$1,320,000	27/01/2023
2	1/308 Brunswick Rd BRUNSWICK 3056	\$1,400,000	05/06/2023
3	1/251 Albion St BRUNSWICK 3056	\$1,500,000	20/05/2023

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: 26/07/2023 14:02



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



124 Hope St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Sold Before Auction

Date: 27/01/2023

Property Type: House (Res)

Land Size: 188 sqm approx



1/308 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 05/06/2023

Property Type: Townhouse (Single)



1/251 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 20/05/2023

Property Type: House (Res)