

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

7/14B BENT STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2023

to

31 Dec 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

2/109 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$473,000	08-Jul-23
101/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$478,000	19-Sep-23
5/520 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$530,000	21-Sep-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: 05 January 2024



**2/109 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$473,000** Sold Date **08-Jul-23**

Distance **0.2km**



**101/1 DUGGAN STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$478,000** Sold Date **19-Sep-23**

Distance **0.23km**



**5/520 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$530,000** Sold Date **21-Sep-23**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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