Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85 Collier Crescent, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,000,000		&		\$1,100,000					
Median sale price										
Median price	\$1,315,000	Pro	operty Type	Hou	ise		Suburb	Brunswick West		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	22 Church St FLEMINGTON 3031	\$1,150,000	22/12/2023
2	50 Talbot St BRUNSWICK 3056	\$1,086,000	13/03/2024
3	82 Princes St FLEMINGTON 3031	\$985,000	24/04/2024

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:

16/05/2024 14:08





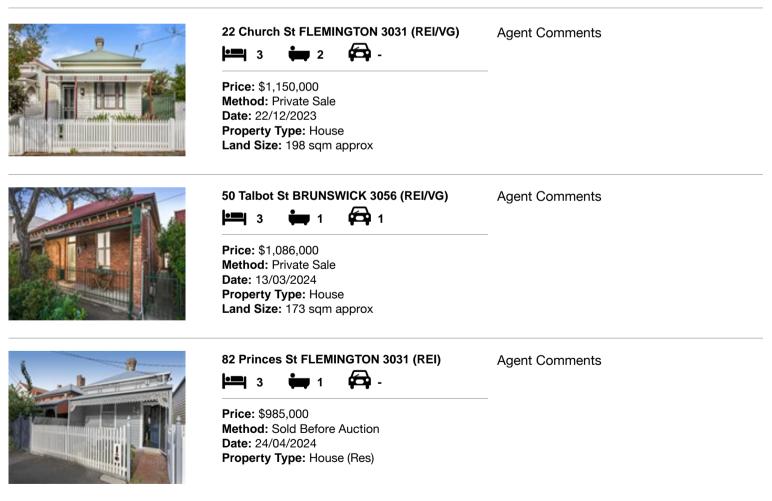




Property Type: House (Res) **Land Size:** 492 sqm approx Agent Comments Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2024: \$1,315,000

Comparable Properties



Account - Jellis Craig | P: 03 8415 6100





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