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

104/9 Duggan Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$575,000		&		\$590,000					
Median sale pr	rice									
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Brunswick West		
Period - From	01/05/2022	to	30/04/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	4/212 Dawson St BRUNSWICK WEST 3055	\$632,500	19/11/2022
2	9/137-139 Melville Rd BRUNSWICK WEST 3055	\$584,000	18/02/2023
3	3/113 Melville Rd BRUNSWICK WEST 3055	\$580,000	03/03/2023

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:

01/05/2023 10:54









Property Type: Strata Unit/Flat **Land Size:** 79 SQM sqm approx Agent Comments Indicative Selling Price \$575,000 - \$590,000 Median Unit Price 01/05/2022 - 30/04/2023: \$470,000

Comparable Properties



4/212 Dawson St BRUNSWICK WEST 3055 (REI/VG)

9/137-139 Melville Rd BRUNSWICK WEST



Price: \$632,500 Method: Auction Sale Date: 19/11/2022 Property Type: Unit

Agent Comments

Agent Comments



3055 (REI)

Price: \$584,000 Method: Auction Sale Date: 18/02/2023 Property Type: Unit



3/113 Melville Rd BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$580,000 Method: Sale Date: 03/03/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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