

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 between \$575,000 & \$590,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Brunswick West

Period - From 01/05/2022 to 30/04/2023 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	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



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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)

Agent Comments

2 1 1

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

9/137-139 Melville Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

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



3/113 Melville Rd BRUNSWICK WEST 3055 (VG)

Agent Comments

2 - -

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