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	302/3 Duggan Street, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between \$460,000 & \$480,000	Range between	\$460,000	&	\$480,000
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Median sale price

Median price	\$520,000	Pro	perty Type Un	it		Suburb	Brunswick West
Period - From	01/10/2023	to	31/12/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	101/9 Duggan St BRUNSWICK WEST 3055	\$510,000	03/11/2023
2	101/1 Duggan St BRUNSWICK WEST 3055	\$478,000	19/09/2023
3	408/8 Olive York Way BRUNSWICK WEST 3055	\$455,000	10/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/02/2024 13:29









Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$460,000 - \$480,000 Median Unit Price December quarter 2023: \$520,000

Comparable Properties



101/9 Duggan St BRUNSWICK WEST 3055

(REI)

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Price: \$510,000 Method: Private Sale Date: 03/11/2023 Property Type: Unit



101/1 Duggan St BRUNSWICK WEST 3055

(REI/VG)

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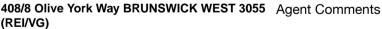
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Price: \$478,000 Method: Private Sale Date: 19/09/2023

Property Type: Apartment

Agent Comments

Agent Comments





2 **-** 1

Price: \$455,000 Method: Private Sale Date: 10/11/2023

Property Type: Apartment

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



