

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

4/142 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2021 to 30/09/2021 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	115/3 Duggan St BRUNSWICK WEST 3055	\$305,000	12/11/2021
2	G14/8 Olive York Way BRUNSWICK WEST 3055	\$300,000	26/10/2021
3	6/187 Hope St BRUNSWICK WEST 3055	\$285,000	19/11/2021

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:

17/01/2022 11:11



Property Type:
Agent Comments

Indicative Selling Price

\$280,000 - \$305,000

Median Unit Price

September quarter 2021: \$525,000

Comparable Properties



115/3 Duggan St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 12/11/2021

Property Type: Unit



G14/8 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 26/10/2021

Property Type: Apartment



6/187 Hope St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 19/11/2021

Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788