

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

4/19 MCLEAN STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

14/33 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$675,000	08-Nov-24
5/11A MURRAY STREET BRUNSWICK WEST VIC 3055	\$600,000	15-Nov-24
SHAMROCK STREET BRUNSWICK WEST VIC 3055	\$670,000	08-Nov-24

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 6 months.

This Statement of Information was prepared on: 18 April 2025

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**14/33 MCLEAN STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$675,000** Sold Date **08-Nov-24**

Distance **0.08km**



**5/11A MURRAY STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$600,000** Sold Date **15-Nov-24**

Distance **0.74km**



**SHAMROCK STREET BRUNSWICK
WEST VIC 3055**

2 1 1

Sold Price **\$670,000** Sold Date **08-Nov-24**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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