

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

1/58 Heller Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/04/2021

to

31/03/2022

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	1/21 Albert St, Brunswick, Vic 3056, Australia	\$620,000	09/02/2022
2	4/483 Albion St BRUNSWICK WEST 3055	\$650,000	02/04/2022
3	25/108 Union St BRUNSWICK 3056	\$630,000	03/03/2022

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:

02/05/2022 16:48



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2022: \$540,000

Comparable Properties

1/21 Albert St, Brunswick, Vic 3056, Australia (REI) Agent Comments

2 1 1

Price: \$620,000
Method:
Date: 09/02/2022
Property Type: Unit



4/483 Albion St BRUNSWICK WEST 3055 (REI) Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 02/04/2022
Rooms: 3
Property Type: Unit



25/108 Union St BRUNSWICK 3056 (VG) Agent Comments

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Price: \$630,000
Method: Sale
Date: 03/03/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit