

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

4/12 Allard 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2021

to

28 Feb 2022

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

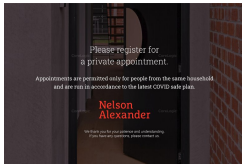
Date of sale

5/28 Melville Road Brunswick West VIC 3055	\$360,000	24-Sep-21
2/48 Passfield Street Brunswick West VIC 3055	\$409,999	24-Sep-21
1/42 Passfield Street Brunswick West VIC 3055	\$405,000	08-Oct-21

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: 04 March 2022



5/28 Melville Road Brunswick West VIC 3055

 1  1  1

Sold Price

\$360,000

Sold Date

24-Sep-21

Distance

0.24km



2/48 Passfield Street Brunswick West VIC 3055

 2  1  1

Sold Price

\$409,999

Sold Date

24-Sep-21

Distance

0.36km



1/42 Passfield Street Brunswick West VIC 3055

 2  1  1

Sold Price

\$405,000

Sold Date

08-Oct-21

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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