

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/24 DALY 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

9/12 ALLARD STREET BRUNSWICK WEST VIC 3055	\$310,000	29-Jul-24
4/28 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$331,500	18-Dec-24
5/1 ALLARD STREET BRUNSWICK WEST VIC 3055	\$300,000	27-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 January 2025



9/12 ALLARD STREET BRUNSWICK Sold Price **\$310,000** Sold Date **29-Jul-24**
WEST VIC 3055

1 1 1

Distance **0.18km**



4/28 MELVILLE ROAD BRUNSWICK Sold Price ^{RS} **\$331,500** Sold Date **18-Dec-24**
WEST VIC 3055

1 1 1

Distance **0.16km**



5/1 ALLARD STREET BRUNSWICK Sold Price **\$300,000** Sold Date **27-Aug-24**
WEST VIC 3055

1 1 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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