## 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	3/31 Cumming Street, Brunswick West Vic 3055
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$840,000

### Median sale price

Median price \$640,00	0 Pro	operty Type To	wnhouse	Suburb	Brunswick West
Period - From 02/04/20	024 to	01/04/2025	Sour	rce Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	2/80 Tinning St BRUNSWICK 3056	\$840,000	24/08/2024
2	2/4 Turnbull Ct BRUNSWICK WEST 3055	\$850,000	31/05/2024
3	2/1 Cohuna St BRUNSWICK WEST 3055	\$834,000	25/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2025 16:28









Property Type: Townhouse

Agent Comments

**Indicative Selling Price** \$840,000 **Median Townhouse Price** 02/04/2024 - 01/04/2025: \$640,000

# Comparable Properties



2/80 Tinning St BRUNSWICK 3056 (REI/VG)

Price: \$840,000 Method: Auction Sale

Date: 24/08/2024

Property Type: Townhouse (Res)

Agent Comments



2/4 Turnbull Ct BRUNSWICK WEST 3055 (REI/VG)





Price: \$850,000

Method: Sold Before Auction

Date: 31/05/2024

Property Type: Townhouse (Res)

**Agent Comments** 



2/1 Cohuna St BRUNSWICK WEST 3055 (REI/VG)





Price: \$834,000 Method: Private Sale Date: 25/04/2024

Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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