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

3/427 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$450,000		&		\$490,000			
Median sale p	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/12 Allard St BRUNSWICK WEST 3055	\$495,000	21/10/2023
2	5/28-30 Cumming St BRUNSWICK WEST 3055	\$476,000	14/11/2023
3	1/269 Albion St BRUNSWICK 3056	\$472,500	18/01/2024

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:

13/02/2024 10:41









Property Type: Agent Comments Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending December 2023: \$470,000

Comparable Properties



7/12 Allard St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$495,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment



5/28-30 Cumming St BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$476,000 Method: Auction Sale Date: 14/11/2023 Property Type: Unit



1/269 Albion St BRUNSWICK 3056 (REI)



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Agent Comments

Price: \$472,500 Method: Private Sale Date: 18/01/2024 Rooms: 3 Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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