

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

18A MILLWARD STREET BRUNSWICK VIC 3056

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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick

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

| | | |
|--|-------------|-----------|
| 1/28 HELLER STREET BRUNSWICK VIC 3056 Sold off plan | \$1,880,000 | 29-Aug-24 |
| 58A SMITH STREET BRUNSWICK WEST VIC 3055 | \$1,832,500 | 31-Aug-24 |
| 2/28 HELLER STREET BRUNSWICK Sold under construction | 1,790,000 | 04-Nov-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: 20 January 2025



**1/28 HELLER STREET BRUNSWICK
VIC 3056**

4 3 2

Sold Price

^{RS} **\$1,880,000**

Sold Date **29-Aug-24**

Distance

0km

2/28 HELLER STREET BRUNSWICK

SOLD PRICE

\$1,790,000 SOLD DATE 04-11-2024



**58A SMITH STREET BRUNSWICK
WEST VIC 3055**

4 3 2

Sold Price

\$1,832,500

Sold Date **31-Aug-24**

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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