

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

9 MATTINGLEY CRESCENT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,500

Property type

House

Suburb

Brunswick West

Period-from

01 May 2022

to

30 Apr 2023

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

26 DEVON AVENUE COBURG VIC 3058	\$1,145,000	24-Apr-23
20 ZEAL STREET BRUNSWICK WEST VIC 3055	\$1,225,000	17-Feb-23
4 DOWNS STREET BRUNSWICK VIC 3056	\$1,203,000	25-Feb-23

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.

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26 DEVON AVENUE COBURG VIC 3058

3 1 -

Sold Price ^{RS} \$1,145,000 ^{UN} Sold Date 24-Apr-23

Distance 0.5km



20 ZEAL STREET BRUNSWICK WEST VIC 3055

4 2 -

Sold Price ^{RS} \$1,225,000 Sold Date 17-Feb-23

Distance 0.48km



4 DOWNS STREET BRUNSWICK VIC 3056

3 1 1

Sold Price \$1,203,000 Sold Date 25-Feb-23

Distance 0.67km

RS = Recent sale UN = Undisclosed Sale

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