

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

15 McGregor Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,387,500

Property Type House

Suburb Brunswick West

Period - From 01/10/2020

to

30/09/2021

Source 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.

	Address of comparable property	Price	Date of sale
1	219 Dawson St BRUNSWICK WEST 3055	\$1,450,000	21/08/2021
2	26 Everett St BRUNSWICK WEST 3055	\$1,430,000	13/08/2021
3	40 Hanover St BRUNSWICK 3056	\$1,355,000	10/08/2021

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:

24/11/2021 08:04

15 McGregor Avenue, Brunswick West Vic 3055

COLLINGS

Harry Manaras

9486 2000

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2021: \$1,387,500



Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



219 Dawson St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 21/08/2021

Property Type: House (Res)

Land Size: 450 sqm approx



26 Everett St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,430,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: House (Res)

Land Size: 589 sqm approx



40 Hanover St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,355,000

Method: Sold Before Auction

Date: 10/08/2021

Property Type: House (Res)

Land Size: 232 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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