

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

104C/3 DUGGAN STREET 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,267,500

Property type

House

Suburb

Brunswick West

Period-from

01 Feb 2024

to

31 Jan 2025

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

810/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$460,000	20-Sep-24
12/4 CUMMING STREET BRUNSWICK WEST VIC 3055	\$440,000	02-Oct-24
4/490-492 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$466,000	04-Sep-24

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.~~

This Statement of Information was prepared on: 19 February 2025



**810/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$460,000** Sold Date **20-Sep-24**

Distance **0.13km**



**12/4 CUMMING STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$440,000** Sold Date **02-Oct-24**

Distance **0.34km**



**4/490-492 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$466,000** Sold Date **04-Sep-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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