

# 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

3/58 Heller Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$610,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/07/2021

to

30/06/2022

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	4/10 Holmes St, Brunswick East, Vic 3057, Australia	\$563,000	31/05/2022
2	5/28 Mclean St, Brunswick West, Vic 3055, Australia	\$587,500	12/05/2022
3	2/10 Orient Gr BRUNSWICK 3056	\$590,000	28/05/2022

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:

22/07/2022 11:49



 2   
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**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$560,000 - \$610,000  
**Median Unit Price**  
 Year ending June 2022: \$510,000

## Comparable Properties

4/10 Holmes St, Brunswick East, Vic 3057, Australia (REI)

Agent Comments

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**Price:** \$563,000  
**Method:**  
**Date:** 31/05/2022  
**Property Type:** Unit

5/28 Mclean St, Brunswick West, Vic 3055, Australia (REI)

Agent Comments

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**Price:** \$587,500  
**Method:**  
**Date:** 12/05/2022  
**Property Type:** Unit



2/10 Orient Gr BRUNSWICK 3056 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** Unit

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788