

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

6/4 IRVINE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2022

to

31 Oct 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

101/358 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$450,000	19-Jul-23
208/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$445,000	31-May-23
311/5 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$470,000	11-Jul-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.~~

This Statement of Information was prepared on: 17 November 2023



**101/358 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$450,000** Sold Date **19-Jul-23**

Distance **0.06km**



**208/8 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$445,000** Sold Date **31-May-23**

Distance **1km**



**311/5 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$470,000** Sold Date **11-Jul-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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