

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

41 Fitzgibbon Avenue, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$1,185,000

Median sale price

Median price

\$577,500

Property Type

Townhouse

Suburb

Brunswick West

Period - From

12/12/2021

to

11/12/2022

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	16 Thistle St BRUNSWICK 3056	\$1,211,000	03/09/2022
2			
3			

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:

12/12/2022 12:21

41 Fitzgibbon Avenue, Brunswick West Vic 3055



Dylan Francis
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Indicative Selling Price

\$1,185,000

Median Townhouse Price

12/12/2021 - 11/12/2022: \$577,500



3 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



16 Thistle St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,211,000

Method: Auction Sale

Date: 03/09/2022

Property Type: Townhouse (Res)

Land Size: 187 sqm approx

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. There is only one comparable property in the area.

Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888



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