

# 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 4 Yarrabin 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 \$995,000 & \$1,090,000

### Median sale price

Median price \$1,385,000 Property Type House Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 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	429 Victoria St BRUNSWICK WEST 3055	\$1,180,000	31/08/2024
2	473 Albion St BRUNSWICK WEST 3055	\$1,050,000	31/08/2024
3	286 Hope St BRUNSWICK WEST 3055	\$1,090,000	03/08/2024

**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.~~

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3 1 4

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$995,000 - \$1,090,000  
**Median House Price**  
September quarter 2024: \$1,385,000

## Comparable Properties



**429 Victoria St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 360 sqm approx



**473 Albion St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 501 sqm approx



**286 Hope St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)  
**Land Size:** 424 sqm approx

**Account - Whitefox Real Estate** | P: 96459699



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