

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/168 DAWSON STREET, BRUNSWICK WEST, VIC 3055

Indicative selling price

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

Single price

or range between

\$2,200,000

&

\$2,300,000

Median sale price

Median price

\$1,362,914

Property Type

House

Suburb

BRUNSWICK WEST, VIC 3055

Period - From

June 24

to

Dec 24

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
85 COLLIER CRESCENT BRUNSWICK WEST VIC 3055	\$1,471,000	29 June 2024
4 COLLINGS STREET BRUNSWICK WEST VIC 3055	\$1,545,000	09 November 2024
8 FERRY CRESCENT BRUNSWICK WEST VIC 3055	\$1,530,000	17 July 2024

This Statement of Information was prepared on:

7/12/2024