

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

93 Whitby Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Brunswick West

Period - From

01/04/2024

to

30/06/2024

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	12 Orient Gr BRUNSWICK 3056	\$1,100,000	19/09/2024
2	5 Irvine Cr BRUNSWICK WEST 3055	\$1,120,000	17/09/2024
3	40 Newman St BRUNSWICK WEST 3055	\$1,110,000	07/09/2024

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.~~

This Statement of Information was prepared on:

03/10/2024 09:34



4 2 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2024: \$1,325,000

Comparable Properties

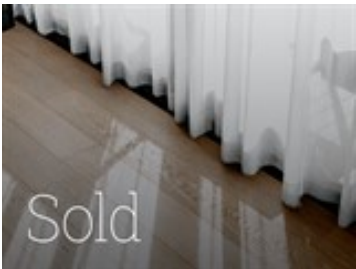


12 Orient Gr BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,100,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: House



5 Irvine Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)



40 Newman St BRUNSWICK WEST 3055 (REI)

Agent Comments

4 1 1

Price: \$1,110,000
Method: Private Sale
Date: 07/09/2024
Property Type: House (Res)