## 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

17/28-30 Cumming Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$470,000		&		\$500,000					
Median sale p	rice									
Median price	\$482,500	Pro	operty Type	Unit			Suburb	Brunswick West		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/7 Allard St BRUNSWICK WEST 3055	\$475,000	20/08/2024
2	1/112-114 Mcpherson St ESSENDON 3040	\$502,000	15/06/2024
3	1/22 Murray St BRUNSWICK WEST 3055	\$475,000	28/05/2024

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:

26/11/2024 17:37



♥ I C P R O P

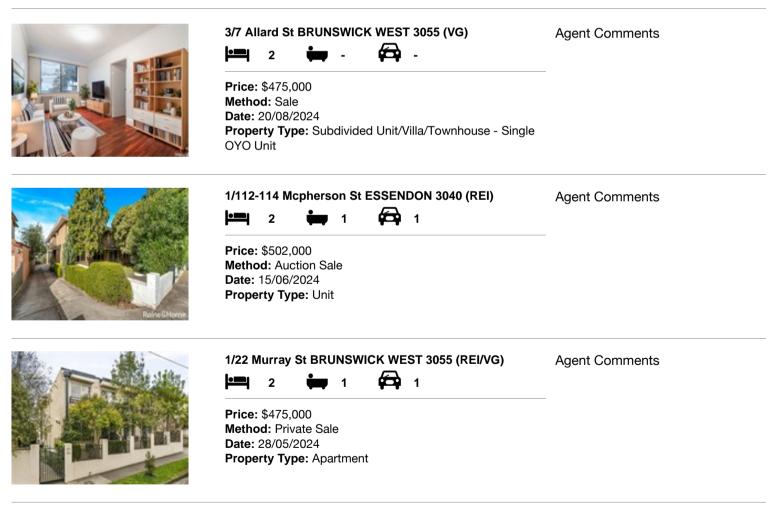




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$470,000 - \$500,000 Median Unit Price Year ending September 2024: \$482,500

# **Comparable Properties**



#### Account - VICPROP



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