

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

12 Shamrock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	113 Wilson St BRUNSWICK 3056	\$1,775,000	22/06/2024
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:

08/10/2024 13:54



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2024: \$1,325,000

Comparable Properties



113 Wilson St BRUNSWICK 3056 (REI/VG)

 3  2  2

Price: \$1,775,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 230 sqm approx

Agent Comments

Similar 3 bedroom, 2 bathroom, period facade single front that has been completely renovated throughout.

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 is due to the level of architectural design being rare in a single fronted property.

Account - Whitefox Real Estate | P: 96459699



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