### 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	3/31 Cumming Street, Brunswick West Vic 3055
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$790,000	&	\$850,000
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#### Median sale price

Median price	\$675,000	Pro	pperty Type To	ownhouse		Suburb	Brunswick West
Period - From	03/03/2024	to	02/03/2025	s	ource	Property	/ Data

# 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

Add	dress of comparable property	Price	Date of sale
1	3/9 Cumming St BRUNSWICK WEST 3055	\$825,000	24/01/2025
2	4/10 Melville Rd BRUNSWICK WEST 3055	\$865,000	16/12/2024
3	1/421 Brunswick Rd BRUNSWICK WEST 3055	\$801,000	20/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/03/2025 15:13
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**Property Type:** 

Divorce/Estate/Family Transfers Land Size: 108 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$790,000 - \$850,000 **Median Townhouse Price** 03/03/2024 - 02/03/2025: \$675,000

# Comparable Properties



3/9 Cumming St BRUNSWICK WEST 3055 (REI)

Price: \$825,000 Method: Private Sale Date: 24/01/2025

Property Type: Townhouse (Single)

Agent Comments



4/10 Melville Rd BRUNSWICK WEST 3055 (REI/VG)





**Agent Comments** 

Price: \$865,000 Method: Private Sale Date: 16/12/2024

Property Type: Townhouse (Single)



1/421 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG) Agent Comments

Price: \$801,000 Method: Private Sale Date: 20/09/2024 Property Type: Unit

Account - VICPROP | P: 03 8888 1011





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