

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

2/142 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$309,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/01/2021

to

31/12/2021

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	LG6/12 Olive York Way BRUNSWICK WEST 3055	\$315,000	15/12/2021
2	7/612 Moreland Rd BRUNSWICK WEST 3055	\$310,000	19/11/2021
3	115/3 Duggan St BRUNSWICK WEST 3055	\$305,000	12/11/2021

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:

31/03/2022 13:17



Property Type:
Agent Comments

Indicative Selling Price
\$309,000

Median Unit Price
Year ending December 2021: \$540,000

Comparable Properties



LG6/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 15/12/2021
Property Type: Apartment



7/612 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 19/11/2021
Property Type: Unit



115/3 Duggan St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 12/11/2021
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788