

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

109/3 Duggan Street, Brunswick West Vic 3055
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Indicative selling price

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

Range between

\$300,000

 &

\$330,000

Median sale price

Median price

\$520,000

 Property Type

Unit

 Suburb

Brunswick West

Period - From

01/10/2023

 to

31/12/2023

 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	13/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	12/01/2024
2	507/12 Olive York Way BRUNSWICK WEST 3055	\$310,000	06/10/2023
3	208/3 Duggan St BRUNSWICK WEST 3055	\$300,500	12/10/2023

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:

09/02/2024 09:04



Property Type: Apartment

Agent Comments

Standard car park.

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

December quarter 2023: \$520,000

Comparable Properties



13/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments
(REI)



Price: \$315,000

Method: Private Sale

Date: 12/01/2024

Property Type: Apartment



507/12 Olive York Way BRUNSWICK WEST Agent Comments
3055 (REI/VG)



Price: \$310,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment



208/3 Duggan St BRUNSWICK WEST 3055 Agent Comments
(REI)



Price: \$300,500

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment