

## 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

104C/3 DUGGAN STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

4/30 ORMOND ROAD ASCOT VALE VIC 3032	\$450,000	26-Sep-24
1006/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$480,000	09-Oct-24
4/490-492 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$466,000	04-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 20 January 2025



**4/30 ORMOND ROAD ASCOT VALE VIC 3032**

 2  1  1

Sold Price **\$450,000** Sold Date **26-Sep-24**

Distance **1.79km**



**1006/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$480,000** Sold Date **09-Oct-24**

Distance **1.7km**



**4/490-492 MORELAND ROAD BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$466,000** Sold Date **04-Sep-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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