

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

4/1 Duggan Street Brunswick West VIC 3055

Indicative selling price

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

Single Price

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2020

to

30 Apr 2021

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

308/1 Olive York Way Brunswick West VIC 3055	\$489,000	10-Feb-21
206/3 Duggan Street Brunswick West VIC 3055	\$500,000	01-Apr-21
501/8 Olive York Way Brunswick West VIC 3055	\$495,000	16-Apr-21

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: 05 May 2021

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**308/1 Olive York Way Brunswick
West VIC 3055** 2  1  1

Sold Price

\$489,000

Sold Date

10-Feb-21

Distance

0.08km**206/3 Duggan Street Brunswick
West VIC 3055** 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date

01-Apr-21

Distance

0.09km**501/8 Olive York Way Brunswick
West VIC 3055** 2  1  1

Sold Price

^{RS} **\$495,000**

Sold Date

16-Apr-21

Distance

0.09km**RS** = Recent sale**UN** = Undisclosed Sale

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