

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

11 Fitzgibbon Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick West

Period - From 01/07/2021 to 30/06/2022 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	22 Daly St BRUNSWICK WEST 3055	\$1,400,000	20/05/2022
2	19 Westbourne St BRUNSWICK 3056	\$1,400,000	28/05/2022
3	228 Union St BRUNSWICK WEST 3055	\$1,330,000	03/07/2022

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:

15/07/2022 17:50



3 2 2

Property Type: House

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



22 Daly St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Private Sale

Date: 20/05/2022

Property Type: House



19 Westbourne St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)



228 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 2

Price: \$1,330,000

Method: Private Sale

Date: 03/07/2022

Property Type: House

Land Size: 522 sqm approx