

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

32 Millward Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$595,000 Property Type Townhouse Suburb Brunswick West

Period - From 13/09/2022 to 12/09/2023 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	18 Brickworks Dr BRUNSWICK 3056	\$926,000	12/07/2023
2	34 Millward St BRUNSWICK WEST 3055	\$915,000	03/06/2023
3	6/37 Farnham St FLEMINGTON 3031	\$900,000	19/04/2023

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:

13/09/2023 14:30



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

13/09/2022 - 12/09/2023: \$595,000

Comparable Properties



18 Brickworks Dr BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$926,000

Method: Private Sale

Date: 12/07/2023

Property Type: Townhouse (Single)

Land Size: 99 sqm approx



34 Millward St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 2 2

Price: \$915,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)



6/37 Farnham St FLEMINGTON 3031 (REI)

Agent Comments

3 1 -

Price: \$900,000

Method: Sold Before Auction

Date: 19/04/2023

Property Type: Townhouse (Res)

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