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 betweer	\$850,000		&		\$935,000					
Median sale price										
Median price	\$595,000	Pro	operty Type	Том	nhouse		Suburb	Brunswick West		
Period - From	13/09/2022	to	12/09/2023	5	So	ource	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.

Ado	dress 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









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



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



Price: \$915,000 Method: Auction Sale Date: 03/06/2023 Property Type: Townhouse (Res)



6/37 Farnham St FLEMINGTON 3031 (REI)



Agent Comments

Price: \$900,000 Method: Sold Before Auction Date: 19/04/2023 Property Type: Townhouse (Res)

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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