

# 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

108/3 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)

Range between

\$295,000

&

\$315,000

### Median sale price

Median price

\$549,500

Property Type

Unit

Suburb

Brunswick West

Period - From

01/10/2022

to

31/12/2022

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	114/12 Olive York Way BRUNSWICK WEST 3055	\$310,000	20/12/2022
2	409/12 Olive York Way BRUNSWICK WEST 3055	\$305,000	16/11/2022
3	307/12 Olive York Way BRUNSWICK WEST 3055	\$300,000	30/01/2023

**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:

20/02/2023 17:05



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$295,000 - \$315,000

Median Unit Price

December quarter 2022: \$549,500

## Comparable Properties



114/12 Olive York Way BRUNSWICK WEST  
3055 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 20/12/2022

Property Type: Apartment



409/12 Olive York Way BRUNSWICK WEST  
3055 (REI/VG)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 16/11/2022

Property Type: Apartment



307/12 Olive York Way BRUNSWICK WEST  
3055 (REI)

Agent Comments

1 1 1

Price: \$300,000

Method: Private Sale

Date: 30/01/2023

Property Type: Apartment