

# 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

1/5 Howson Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/04/2024

to

30/06/2024

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	5b Zeal St BRUNSWICK WEST 3055	\$1,590,000	26/07/2024
2	5a Zeal St BRUNSWICK WEST 3055	\$1,500,000	17/06/2024
3	110b Evans St BRUNSWICK 3056	\$1,475,000	13/04/2024

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:

28/08/2024 11:22

Dylan Francis

0421 023 832

dylan@whitefoxrealestate.com.au



4 3 1

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Unit Price**

June quarter 2024: \$530,000

## Comparable Properties



**5b Zeal St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 26/07/2024

**Property Type:** House (Res)



**5a Zeal St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 17/06/2024

**Property Type:** House (Res)

**Land Size:** 277 sqm approx



**110b Evans St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

3 3 -

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 168 sqm approx

**Account - Whitefox Real Estate** | P: 96459699