

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

2/33 Cumming Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2021 to 30/06/2021 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	2/40 Irvine Cr BRUNSWICK WEST 3055	\$745,000	20/03/2021
2	2/99 Mcpherson St ESSENDON 3040	\$730,000	24/03/2021
3	2/21 Queen St COBURG 3058	\$718,000	02/05/2021

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:

01/09/2021 11:04

2/33 Cumming Street, Brunswick West Vic 3055

**Jellis
Craig**

Dylan Francis

93875888

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2021: \$520,000



2 2 1

Property Type: Villa

Agent Comments

Comparable Properties



2/40 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Villa



2/99 Mcpherson St ESSENDON 3040 (REI/VG) Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 24/03/2021

Property Type: Villa



2/21 Queen St COBURG 3058 (VG)

Agent Comments

2 - -

Price: \$718,000

Method: Sale

Date: 02/05/2021

Property Type: Villa

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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