

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

34 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

01/05/2022

to

30/04/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/33 Sandown Rd ASCOT VALE 3032	\$930,000	04/04/2023
2	72a Epsom Rd ASCOT VALE 3032	\$925,000	29/04/2023
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 five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/05/2023 13:35

34 Millward Street, Brunswick West Vic 3055



Dmitriy Evdokimov

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Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

01/05/2022 - 30/04/2023: \$595,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/33 Sandown Rd ASCOT VALE 3032 (REI)

Agent Comments

3 2 2

Price: \$930,000

Method: Private Sale

Date: 04/04/2023

Property Type: Townhouse (Single)



72a Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments

3 3 2

Price: \$925,000

Method: Auction Sale

Date: 29/04/2023

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)

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



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