

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

3/427 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$460,000 & \$499,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2022 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	8/427 Brunswick Rd BRUNSWICK WEST 3055	\$495,000	07/03/2023
2	2/376 Barkly St BRUNSWICK 3056	\$500,000	16/03/2023
3	48/2 Centennial Av BRUNSWICK WEST 3055	\$475,000	14/10/2022

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:

12/04/2023 15:15



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Property Type: Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$499,000

Median Unit Price

Year ending December 2022: \$490,000

Comparable Properties

8/427 Brunswick Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$495,000

Method:

Date: 07/03/2023

Property Type: Apartment



2/376 Barkly St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 16/03/2023

Property Type: Unit



48/2 Centennial Av BRUNSWICK WEST 3055 (VG)

Agent Comments

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Price: \$475,000

Method: Sale

Date: 14/10/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788