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: 1/11 Howson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $466,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 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	1/85 Tinning St BRUNSWICK 3056	$597,000	21/09/2024
2	1/261 Albion St BRUNSWICK 3056	$565,000	06/09/2024
3	2/10 Cook St BRUNSWICK WEST 3055	$595,000	04/09/2024

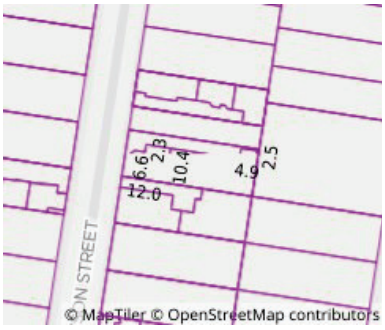
OR

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: 28/10/2024 10:13

1/11 Howson Street, Brunswick West Vic 3055

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
September quarter 2024: $466,000

Comparable Properties



1/85 Tinning St BRUNSWICK 3056 (REI)

2 1 2

Price: $597,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments

Brunswick address which has a higher median sale price. Slightly bigger, original condition and had an under cover car space



1/261 Albion St BRUNSWICK 3056 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 06/09/2024
Property Type: Unit

Agent Comments

Brunswick address which has a higher median sale price. A little more updated internally. Smaller courtyard.



2/10 Cook St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 04/09/2024
Property Type: Unit

Agent Comments

Slightly bigger internally, smaller courtyard.

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