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	6/1 Allard Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $295,000 & $320,000

Median sale price

Median price $470,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2022 to 31/03/2023 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	12/39 Heller St BRUNSWICK WEST 3055	$334,000	23/07/2022
2	3/2a Foden St BRUNSWICK WEST 3055	$330,000	18/01/2023
3	25/159 Union St BRUNSWICK WEST 3055	$320,000	23/01/2023

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: 17/04/2023 10:43

6/1 Allard Street, Brunswick West Vic 3055

Lisa Roberts
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1 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
Year ending March 2023: $470,000

Comparable Properties



12/39 Heller St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $334,000
Method: Auction Sale
Date: 23/07/2022
Rooms: 3
Property Type: Apartment

Agent Comments



3/2a Foden St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 18/01/2023
Property Type: Apartment

Agent Comments



25/159 Union St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $320,000
Method: Private Sale
Date: 23/01/2023
Property Type: Apartment

Agent Comments

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