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: 505/1 Duckett Street, Brunswick Vic 3056

Indicative selling price

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

Range between: $585,000 & $615,000

Median sale price

Median price: $590,000 Property Type: Unit Suburb: Brunswick

Period - From: 01/10/2023 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	404/5 Union St BRUNSWICK 3056	$592,500	16/07/2024
2	120/7 Ovens St BRUNSWICK 3056	$582,750	05/07/2024
3			

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: 05/12/2024 17:30

505/1 Duckett Street, Brunswick Vic 3056

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$585,000 - $615,000
Median Unit Price
Year ending September 2024: $590,000

Comparable Properties



404/5 Union St BRUNSWICK 3056 (REI/VG)

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Price: $592,500
Method: Private Sale
Date: 16/07/2024
Property Type: Unit

Agent Comments

120/7 Ovens St BRUNSWICK 3056 (VG)

1 - -

Price: $582,750
Method: Sale
Date: 05/07/2024
Property Type: Strata Unit/Flat

Agent Comments

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.

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