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	303/12 Duckett Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,020,000 & $1,120,000

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	305/269 Stewart St BRUNSWICK EAST 3057	$1,090,000	15/06/2024
2	602/216 Albion St BRUNSWICK 3056	$1,060,000	21/05/2024
3	104/12 Duckett St BRUNSWICK 3056	$1,120,000	10/05/2024

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: 18/10/2024 16:01

303/12 Duckett Street, Brunswick Vic 3056

Lisa Roberts
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3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,020,000 - $1,120,000
Median Unit Price
Year ending September 2024: $590,000

Comparable Properties



305/269 Stewart St BRUNSWICK EAST 3057 (REI/VG)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment

Agent Comments



602/216 Albion St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,060,000
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment

Agent Comments



104/12 Duckett St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,120,000
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment

Agent Comments

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