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	20/137 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

Median price $406,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2023 to 31/03/2023 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	G5/5 Olive York Way BRUNSWICK WEST 3055	$511,000	18/03/2023
2	703/1 Olive York Way BRUNSWICK WEST 3055	$510,000	17/05/2023
3	203/446 Moreland Rd BRUNSWICK WEST 3055	$470,000	14/03/2023

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: 31/05/2023 12:02

20/137 Melville Road, Brunswick West Vic 3055

Liam Carrington
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2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
March quarter 2023: $406,500

Comparable Properties



G5/5 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

2 2 1

Agent Comments

Price: $511,000
Method: Private Sale
Date: 18/03/2023
Property Type: Apartment



703/1 Olive York Way BRUNSWICK WEST 3055 (REI)

2 2 1

Agent Comments

Price: $510,000
Method: Private Sale
Date: 17/05/2023
Property Type: Apartment



203/446 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Agent Comments

Price: $470,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

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