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	69a Collier Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price $1,455,000

Median sale price

Median price $1,243,000 Property Type House Suburb Brunswick West

Period - From 01/04/2023 to 30/06/2023 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	1/251 Albion St BRUNSWICK 3056	$1,500,000	20/05/2023
2	309/1-3 Dods St BRUNSWICK 3056	$1,540,000	06/05/2023
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: 21/08/2023 08:23

69a Collier Crescent, Brunswick West Vic 3055

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,455,000
Median House Price
June quarter 2023: $1,243,000

Comparable Properties



1/251 Albion St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,500,000
Method: Sold Before Auction
Date: 20/05/2023
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments



309/1-3 Dods St BRUNSWICK 3056 (REI)

3 2 1

Price: $1,540,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit

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. We have been unable to identify 3 properties offering the same accommodation, newly built and of similar quality within 2 km of 69a Collier Crescent, Brunswick West.

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