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	17 Wales Street, Brunswick West Vic 3055

Indicative selling price

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

Single price	$1,249,000

Median sale price

Median price	$1,300,000	Property Type	House	Suburb	Brunswick West
Period - From	01/01/2023	to	31/12/2023	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	16 Ewen St COBURG 3058	$1,280,000	16/03/2024
2	66 Rose St BRUNSWICK 3056	$1,250,000	12/03/2024
3	362 Reynard St PASCOE VALE SOUTH 3044	$1,170,000	06/03/2024

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: 25/03/2024 16:27

17 Wales Street, Brunswick West Vic 3055

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



2 1 2

Rooms: 5
Property Type: House
Land Size: 501 sqm approx

Indicative Selling Price
$1,249,000
Median House Price
Year ending December 2023: $1,300,000

Agent Comments

Original home offering 2 bed, 1 bath & 2 car. Ideal to renovate or re-build STCA.

Comparable Properties



16 Ewen St COBURG 3058 (REI)

4 1 -

Price: $1,280,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

Smaller block with 2 extra beds.



66 Rose St BRUNSWICK 3056 (REI)

4 1 1

Price: $1,250,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 333 sqm approx

Agent Comments

Smaller block with 2 extra bed in Brunswick.



362 Reynard St PASCOE VALE SOUTH 3044 (REI)

3 1 1

Price: $1,170,000
Method: Auction Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments

Superior house on a smaller block.

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