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	24A Mattingley Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $1,325,000 Property Type House Suburb Brunswick West

Period - From 01/04/2024 to 30/06/2024 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	5/10 Davies St BRUNSWICK 3056	$838,000	10/08/2024
2	22a Henderson St BRUNSWICK WEST 3055	$912,000	03/08/2024
3	8/399-401 Albion St BRUNSWICK WEST 3055	$850,000	20/04/2024

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: 12/08/2024 10:07

24A Mattingley Crescent, Brunswick West Vic 3055

Chris Vitsent
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2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
June quarter 2024: $1,325,000

Comparable Properties



5/10 Davies St BRUNSWICK 3056 (REI)

2 2 1

Price: $838,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



22a Henderson St BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $912,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments



8/399-401 Albion St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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