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	91 Shamrock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,384,000 Property Type House Suburb Brunswick West

Period - From 01/07/2023 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	30 Shamrock St BRUNSWICK WEST 3055	$1,400,000	18/07/2024
2	36 Disraeli Gr PASCOE VALE SOUTH 3044	$1,385,000	08/07/2024
3	51 Burnell St BRUNSWICK WEST 3055	$1,290,000	06/07/2024

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: 16/08/2024 18:09

91 Shamrock Street, Brunswick West Vic 3055

Carmel Morganti
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3 2 0

Property Type: House
Land Size: 365 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2024: $1,384,000

Agent Comments

Renovated Californian Bungalow with large backyard.

Comparable Properties



30 Shamrock St BRUNSWICK WEST 3055 (REI)

3 1 -

Price: $1,400,000
Method: Sold Before Auction
Date: 18/07/2024
Property Type: House (Res)

Agent Comments

On the same street, also renovated. One less bathroom with one car space via ROW.



36 Disraeli Gr PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: $1,385,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

Similar accommodation but with 2 off-street car spaces and on smaller land.



51 Burnell St BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $1,290,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Agent Comments

Similar period features with 2 car parks on slightly bigger land.

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