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: 11/115 Dawson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $530,000 Property Type Unit 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	1/22 Murray St BRUNSWICK WEST 3055	$475,000	28/05/2024
2	28/13 Hopetoun Av BRUNSWICK WEST 3055	$460,000	18/05/2024
3	9/9 Mincha St BRUNSWICK WEST 3055	$451,000	04/05/2024

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: 01/10/2024 14:32

11/115 Dawson Street, Brunswick West Vic 3055

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Indicative Selling Price
$450,000 - $490,000
Median Unit Price
June quarter 2024: $530,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



1/22 Murray St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $475,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment

Agent Comments



28/13 Hopetoun Av BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $460,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Apartment

Agent Comments



9/9 Mincha St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $451,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments

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