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	3/9 Cumming Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $673,000 Property Type Townhouse Suburb Brunswick West

Period - From 18/11/2023 to 17/11/2024 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	3/31 Bruce St COBURG 3058	$825,000	23/10/2024
2	2/80 Tinning St BRUNSWICK 3056	$840,000	24/08/2024
3	2/4 Turnbull Ct BRUNSWICK WEST 3055	$850,000	31/05/2024

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: 18/11/2024 15:21

3/9 Cumming Street, Brunswick West Vic 3055

Elizabeth Kelly
9387 5888
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3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $673,000

5/9 Cumming Street, Brunswick West in the block in February 2023 for $925,000. This property is identical to 3/9 Cumming Street.

Comparable Properties



3/31 Bruce St COBURG 3058 (REI)

3 1 1

Price: $825,000
Method: Auction Sale
Date: 23/10/2024
Property Type: Townhouse (Res)

Agent Comments



2/80 Tinning St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $840,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments



2/4 Turnbull Ct BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $850,000
Method: Sold Before Auction
Date: 31/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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