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	5 Bent Street, Brunswick West Vic 3055

Indicative selling price

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

Single price: $1,975,000

Median sale price

Median price: $1,385,000 | Property Type: House | Suburb: Brunswick West

Period - From: 01/07/2024 to: 30/09/2024 | 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		
2		
3		

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: 05/12/2024 12:23

5 Bent Street, Brunswick West Vic 3055

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4 2 2

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$1,975,000
Median House Price
September quarter 2024: $1,385,000

Comparable Properties

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. We have been unable to identify 3 nearby single level, newly renovated properties sold in the past 6 months offering the same accommodation and high quality fixtures and fittings throughout the home.

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