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	5/14 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $655,000 Property Type Townhouse Suburb Brunswick West

Period - From 31/10/2023 to 30/10/2024 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	2/136 Munro St COBURG 3058	$983,000	18/10/2024
2	19/399-401 Albion St BRUNSWICK WEST 3055	$990,000	16/10/2024
3	21 Brickworks Dr BRUNSWICK 3056	$1,050,000	14/08/2024

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: 31/10/2024 08:48

5/14 Irvine Crescent, Brunswick West Vic 3055

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3 3 1

Rooms: 7
Property Type: Townhouse
Land Size: 66 sqm approx

Indicative Selling Price
$950,000 - $990,000
Median Townhouse Price
31/10/2023 - 30/10/2024: $655,000

Agent Comments

Immaculately Presented Near New Three Bedroom Three Bathroom Townhome with an abundance of light and space.

Comparable Properties



2/136 Munro St COBURG 3058 (REI)

3 2 2

Price: $983,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Townhouse (Res)

Agent Comments



19/399-401 Albion St BRUNSWICK WEST 3055 (REI)

3 2 2

Price: $990,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

Agent Comments



21 Brickworks Dr BRUNSWICK 3056 (REI)

3 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 14/08/2024
Property Type: Townhouse (Res)

Agent Comments

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