Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/15 BENT STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$508,625	Property type	Unit	Suburb	Brunswick West
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/501 ALBION STREET BRUNSWICK WEST VIC 3055	$746,000	28-May-24
6/9 MCCOLL COURT BRUNSWICK WEST VIC 3055	$700,000	13-May-24
7/22 IRVINE CRESCENT BRUNSWICK WEST VIC 3055	$740,000	13-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 September 2024

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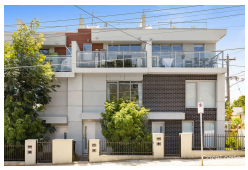
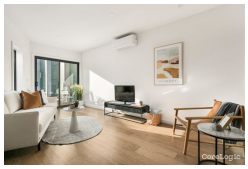


2/501 ALBION STREET BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **$746,000** Sold Date **28-May-24**

Distance **0.13km**



6/9 MCCOLL COURT BRUNSWICK WEST VIC 3055

2 2 1

Sold Price RS **$700,000** UN Sold Date **13-May-24**

Distance **0.62km**



7/22 IRVINE CRESCENT BRUNSWICK WEST VIC 3055

2 2 1

Sold Price RS **$740,000** Sold Date **13-Jul-24**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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