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	26 Cook Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $750,000 & $800,000

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	2/41 Mackenzie St BRUNSWICK 3056	$765,000	12/12/2024
2	10 David St BRUNSWICK 3056	$798,500	20/11/2024
3	11 Curtin Av BRUNSWICK WEST 3055	$800,000	16/11/2024

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: 14/01/2025 09:35

26 Cook Street, Brunswick West Vic 3055

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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
September quarter 2024: $1,385,000

Unique home, Unit style dwelling on its own title.

Comparable Properties



2/41 Mackenzie St BRUNSWICK 3056 (REI)

2 1 1

Price: $765,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: Unit

Agent Comments

Similar style home on smaller land in a subdivision. in Brunswick which has a higher median sale price.



10 David St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $798,500
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 186 sqm approx

Agent Comments

Older style brick home in Brunswick which has a higher median sale price



11 Curtin Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments

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