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	48 Shamrock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,191,000 Property Type House Suburb Brunswick West

Period - From 01/10/2024 to 31/12/2024 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	14 Ward Gr PASCOE VALE SOUTH 3044	$1,700,000	30/11/2024
2	7 Balmoral Av PASCOE VALE SOUTH 3044	$1,655,000	23/11/2024
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: 17/02/2025 09:07

48 Shamrock Street, Brunswick West Vic 3055

Elizabeth Kelly
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4 2 2

Property Type: House
Land Size: 442 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2024: $1,191,000

Comparable Properties



14 Ward Gr PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



7 Balmoral Av PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $1,655,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

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 were unable to identify a third property offering 4 bedrooms, 2 bathrooms and 2 car spaces, with similar land size and style to 48 Shamrock Street.

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