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<br>Including suburb and postcode | 30 Cook Street, Brunswick West Vic 3055 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## 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 | 14 Wales St BRUNSWICK WEST 3055 | $1,090,000 | 14/09/2024 |
| 2 | 429 Victoria St BRUNSWICK WEST 3055 | $1,180,000 | 31/08/2024 |
| 3 | 286 Hope St BRUNSWICK WEST 3055 | $1,090,000 | 03/08/2024 |

**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: 13/01/2025 12:08

# 30 Cook Street, Brunswick West Vic 3055

Chris Vitsent
9387 5888
0400 087 069
chrisvitsent@jelliscraig.com.au




3 1 2

**Property Type:** House
**Land Size:** 445 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
September quarter 2024: $1,385,000

## Comparable Properties



**14 Wales St BRUNSWICK WEST 3055 (REI)**

3 1 1

**Price:** $1,090,000
**Method:** Auction Sale
**Date:** 14/09/2024
**Property Type:** House (Res)
**Land Size:** 468 sqm approx

Agent Comments



**429 Victoria St BRUNSWICK WEST 3055 (REI/VG)**

3 1 1

**Price:** $1,180,000
**Method:** Auction Sale
**Date:** 31/08/2024
**Property Type:** House (Res)
**Land Size:** 360 sqm approx

Agent Comments



**286 Hope St BRUNSWICK WEST 3055 (REI/VG)**

3 1 3

**Price:** $1,090,000
**Method:** Auction Sale
**Date:** 03/08/2024
**Property Type:** House (Res)
**Land Size:** 424 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9387 5888

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