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	6 Cooper Street, Brunswick West Vic 3055

Indicative selling price

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

Single price $1,395,000

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	39 Donald St BRUNSWICK 3056	$1,410,000	30/11/2024
2	120 Tinning St BRUNSWICK 3056	$1,360,000	16/11/2024
3	581 Victoria St BRUNSWICK WEST 3055	$1,391,000	12/11/2024

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: 20/01/2025 16:04

6 Cooper Street, Brunswick West Vic 3055

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



6 5 1

Property Type: House
Land Size: 513 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
December quarter 2024: $1,191,000

Comparable Properties



39 Donald St BRUNSWICK 3056 (REI)

4 2 2

Price: $1,410,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments



120 Tinning St BRUNSWICK 3056 (REI)

3 1 2

Price: $1,360,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



581 Victoria St BRUNSWICK WEST 3055 (REI)

4 1 4

Price: $1,391,000
Method: Private Sale
Date: 12/11/2024
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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