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	3/68 EVERETT 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	$695,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,275,000	Property type	Other	Suburb	Brunswick West
Period-from	01 May 2023	to	30 Apr 2024	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

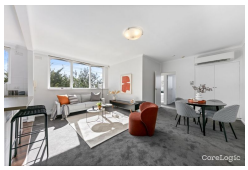
Address of comparable property	Price	Date of sale
8/14B BENT STREET BRUNSWICK WEST VIC 3055	$730,000	18-Mar-24
3/17 GALTES CRESCENT BRUNSWICK WEST VIC 3055	$765,000	06-Feb-24
2/17 GALTES CRESCENT BRUNSWICK WEST VIC 3055	$765,000	06-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 01 May 2024

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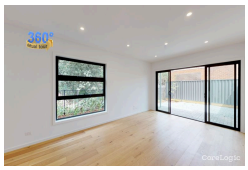
8/14B BENT STREET BRUNSWICK WEST VIC 3055

2 1 2

Sold Price RS **$730,000** UN

Sold Date **18-Mar-24**

Distance **0.65km**



3/17 GALTES CRESCENT BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **$765,000**

Sold Date **06-Feb-24**

Distance **1.05km**



2/17 GALTES CRESCENT BRUNSWICK WEST VIC 3055

2 2 1

Sold Price

Sold Date **06-Feb-24**

Distance **1.06km**

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

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