

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

42 Melville Road, Brunswick West, Vic 3055


Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,287,500 Property type *House* Suburb Brunswick West

Period - From 01/04/2023 to 31/03/2024 Source  PropTrack

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
519-521 Victoria Street, Brunswick West, VIC 3055	\$1,025,000	02/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 30/04/2024