

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 CORNWALL 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 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

7 QUEEN STREET COBURG VIC 3058	\$1,231,000	14-Oct-23
10 CONNELLY STREET BRUNSWICK VIC 3056	\$1,205,000	23-Sep-23
53 DALY STREET BRUNSWICK WEST VIC 3055	\$1,515,000	14-Oct-23

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: 16 February 2024


7 QUEEN STREET COBURG VIC 3058

 2
  1
  -

Sold Price **\$1,231,000** Sold Date **14-Oct-23**

Distance **0.64km**


10 CONNELLY STREET BRUNSWICK VIC 3056

 2
  1
  1

Sold Price **\$1,205,000** Sold Date **23-Sep-23**

Distance **1.59km**


53 DALY STREET BRUNSWICK WEST VIC 3055

 2
  1
  2

Sold Price **\$1,515,000** Sold Date **14-Oct-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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