

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

115/3 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2019 to 30/09/2020 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	3/39-41 Murray St BRUNSWICK WEST 3055	\$351,000	11/07/2020
2	109/314 Pascoe Vale Rd ESSENDON 3040	\$330,000	16/09/2020
3	2/8 Dalgety St BRUNSWICK WEST 3055	\$325,000	17/11/2020

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:

01/12/2020 14:34

115/3 Duggan Street, Brunswick West Vic 3055

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1 1 e
Storage

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
Year ending September 2020: \$495,000

Comparable Properties



3/39-41 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments

 1  1  1

Price: \$351,000
Method: Private Sale
Date: 11/07/2020
Property Type: Apartment



109/314 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

 1  1  1

Price: \$330,000
Method: Private Sale
Date: 16/09/2020
Rooms: 3
Property Type: Apartment



2/8 Dalgety St BRUNSWICK WEST 3055 (REI)

Agent Comments

 1  1  1

Price: \$325,000
Method: Sold Before Auction
Date: 17/11/2020
Property Type: Apartment

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.