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<br>Including suburb and postcode | 6/28 Mclean Street, Brunswick West Vic 3055 |

## Indicative selling price

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

Single price $560,000

## Median sale price

Median price $480,000 Property Type Unit Suburb Brunswick West

Period - From 27/06/2023 to 26/06/2024 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 | 2/12 Howson St BRUNSWICK WEST 3055 | $560,000 | 23/05/2024 |
| 2 | 2/2 Waxman Pde BRUNSWICK WEST 3055 | $549,000 | 24/02/2024 |
| 3 | 1/28 Irvine Cr BRUNSWICK WEST 3055 | $540,000 | 29/05/2024 |

**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: 27/06/2024 08:38

# 6/28 Mclean Street, Brunswick West Vic 3055

Peter Leahy
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2 1 1

**Rooms:** 4
**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$560,000
**Median Unit Price**
27/06/2023 - 26/06/2024: $480,000

## Comparable Properties



**2/12 Howson St BRUNSWICK WEST 3055 (REI)**

2 1 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 23/05/2024
**Property Type:** Unit

Agent Comments



**2/2 Waxman Pde BRUNSWICK WEST 3055 (REI)**

2 1 1

**Price:** $549,000
**Method:** Auction Sale
**Date:** 24/02/2024
**Property Type:** Unit

Agent Comments



**1/28 Irvine Cr BRUNSWICK WEST 3055 (REI)**

2 1 1

**Price:** $540,000
**Method:** Sold Before Auction
**Date:** 29/05/2024
**Property Type:** Unit

Agent Comments



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