

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

10/3 GUTHRIE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2023

to

31 Mar 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

1/84 COLLIER CRESCENT BRUNSWICK WEST VIC 3055	\$342,000	09-Dec-23
FODEN STREET BRUNSWICK WEST VIC 3055	\$341,000	10-Jan-24
2/42 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$360,000	10-Apr-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: 22 April 2024



**1/84 COLLIER CRESCENT
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$342,000** Sold Date **09-Dec-23**

Distance **0.43km**



**FODEN STREET BRUNSWICK
WEST VIC 3055**

1 1 -

Sold Price **\$341,000** Sold Date **10-Jan-24**

Distance **0.64km**



**2/42 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price ^{RS} **\$360,000** Sold Date **10-Apr-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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