

# Statement of information

22 HOLBROOK CRESCENT, BRUNSWICK WEST, VIC 3055 PREPARED BY MATTHEW SCHROEDER , RAY WHITE BRUNSWICK

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### **A**3 **A**1 **a** 2 22 HOLBROOK CRESCENT, BRUNSWICK

**Indicative Selling Price** For the meaning of this price see consumer.vic.au/underquoting **Price Range:** 

\$1,380,000 to \$1,450,000

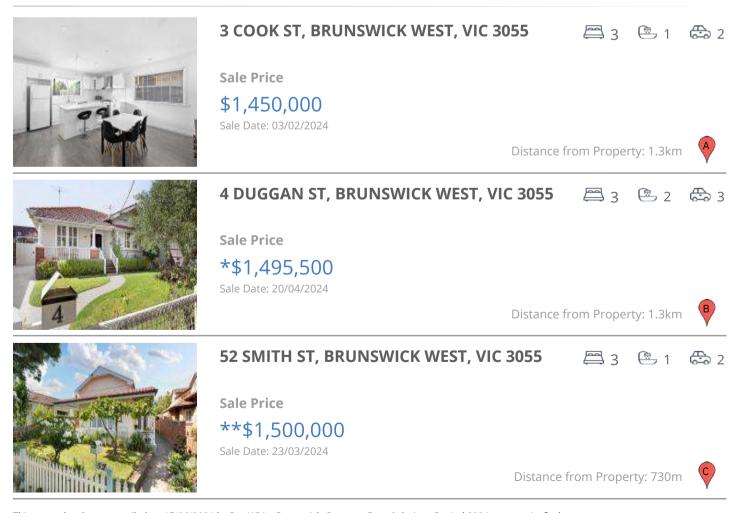
Provided by: Matthew Schroeder , Ray White Brunswick

MEDIAN SALE PRICE



### **COMPARABLE PROPERTIES**

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.



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so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the E state Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request ar displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

22 HOLBROOK CRESCENT, BRUNSWICK WEST, VIC 3055

### Indicative selling price

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

Price Range:

\$1	380	000	to	\$1.	450	000
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Median sale price

Median price	\$1,300,000	Property type	House	Suburb	BRUNSWICK WEST	
Period	01 April 2023 to 31 March 2024		Source	_	pricefinder	

### Comparable property sales

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
3 COOK ST, BRUNSWICK WEST, VIC 3055	\$1,450,000	03/02/2024
4 DUGGAN ST, BRUNSWICK WEST, VIC 3055	*\$1,495,500	20/04/2024
52 SMITH ST, BRUNSWICK WEST, VIC 3055	**\$1,500,000	23/03/2024

This Statement of Information was prepared on:

15/06/2024

