Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	204/3 Duggan Street, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Trainge between \$\psi_{+7}0,000	Range between	\$450,000	&	\$475,000
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Median sale price

Median price	\$466,000	Pro	perty Type	Unit		Suburb	Brunswick West
Period - From	01/07/2024	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	810/3 Olive York Way BRUNSWICK WEST 3055	\$460,000	19/09/2024
2	309/3 Duggan St BRUNSWICK WEST 3055	\$530,000	14/06/2024
3	203/9 Duggan St BRUNSWICK WEST 3055	\$470,000	17/05/2024

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:	15/11/2024 10:22



Date of sale



Jake Hu 0488 028 978 jake@melbournerealestate.com.au



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$450,000 - \$475,000 **Median Unit Price** September quarter 2024: \$466,000

Comparable Properties



810/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG) Agent Comments

Price: \$460,000 Method: Private Sale Date: 19/09/2024 Property Type: Unit



309/3 Duggan St BRUNSWICK WEST 3055 (REI/VG)

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Agent Comments

Price: \$530,000 Method: Private Sale Date: 14/06/2024

Property Type: Apartment Land Size: 7608 sqm approx



203/9 Duggan St BRUNSWICK WEST 3055 (REI/VG)

Price: \$470,000

Agent Comments

Method: Private Sale Date: 17/05/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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