

## 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

2/441 Brunswick Road Brunswick West VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/883 Park Street Brunswick West VIC 3055	\$320,000	17-Nov-21
10/39 Heller Street Brunswick West VIC 3055	\$300,000	30-Jun-21

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: 28 January 2022



**3/883 Park Street Brunswick West  
VIC 3055**

Sold Price

<sup>RS</sup> **\$320,000**

Sold Date

**17-Nov-21**

 1  1  1

Distance

**0.11km**



**10/39 Heller Street Brunswick West  
VIC 3055**

Sold Price

**\$300,000**

Sold Date

**30-Jun-21**

 1  1  1

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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