

## 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

A21/1-5 GRANTHAM STREET 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

\$195,000

&

\$210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2022

to

31 Jan 2023

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

A43/1-5 GRANTHAM STREET BRUNSWICK WEST VIC 3055	\$200,000	09-Sep-22
2/831 PARK STREET BRUNSWICK VIC 3056	\$230,000	01-Sep-22
6/13 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$235,000	09-Oct-22

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: 24 February 2023



**A43/1-5 GRANTHAM STREET  
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$200,000** Sold Date **09-Sep-22**

Distance **0km**



**2/831 PARK STREET BRUNSWICK  
VIC 3056**

1 1 1

Sold Price **\$230,000** Sold Date **01-Sep-22**

Distance **0.33km**



**6/13 PASSFIELD STREET  
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$235,000** Sold Date **09-Oct-22**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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