

# 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

1/2-4 Murray 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)

Range between

\$580,000

&

\$638,000

### Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

Brunswick West

Period - From

01/10/2020

to

31/12/2020

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	Price	Date of sale
1	3/9 Raleigh St ESSENDON 3040	\$615,000	06/02/2021
2	3/10 Cumming St BRUNSWICK WEST 3055	\$605,000	16/12/2020
3	5/423 Brunswick Rd BRUNSWICK WEST 3055	\$580,000	14/11/2020

**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:

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**Indicative Selling Price**

\$580,000 - \$638,000

**Median Unit Price**

December quarter 2020: \$577,500



**Property Type:** Strata Unit/Flat

Agent Comments

Fantastic 2 Bedroom - 2 Bathroom open living Apartment located within minutes walk from All transport methods - Buses, Trams and Trains... Property is located within 8km from the Melbourne CBD... A must for the Professional or High Life living Singles...

## Comparable Properties



**3/9 Raleigh St ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$615,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Villa



**3/10 Cumming St BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$605,000

**Method:** Auction Sale

**Date:** 16/12/2020

**Property Type:** Apartment



**5/423 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 14/11/2020

**Property Type:** Apartment