

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

7/36-38 Murray Street Brunswick West VIC 3055

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2021

to

28 Feb 2022

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

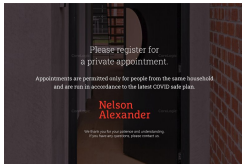
Date of sale

5/28 Melville Road Brunswick West VIC 3055	\$360,000	24-Sep-21
10/444 Albion Street Brunswick West VIC 3055	\$322,000	27-Jan-22
5/193 Union Street Brunswick West VIC 3055	\$359,000	05-Jan-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: 01 March 2022



**5/28 Melville Road Brunswick West
VIC 3055**

 1  1  1

Sold Price

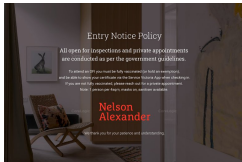
\$360,000

Sold Date

24-Sep-21

Distance

0.85km



**10/444 Albion Street Brunswick
West VIC 3055**

 1  1  1

Sold Price

^{RS} **\$322,000**

Sold Date

27-Jan-22

Distance

0.16km



**5/193 Union Street Brunswick West
VIC 3055**

 3  1  1

Sold Price

\$359,000

Sold Date

05-Jan-22

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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