

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

4/46 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/478 Albion Street Brunswick West VIC 3055	\$465,000	25-Sep-19
1/6 Bent Street Brunswick West VIC 3055	\$770,000	27-Aug-19
307/3 Duggan Street Brunswick West VIC 3055	\$500,000	11-Jan-19

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: 21 October 2019



1/478 Albion Street Brunswick West VIC 3055

2 2 1

Sold Price

^{RS}

\$465,000

Sold Date

25-Sep-19

Distance

0.08km



1/6 Bent Street Brunswick West VIC 3055

2 2 1

Sold Price

\$770,000

Sold Date

27-Aug-19

Distance

0.25km

307/3 Duggan Street Brunswick West VIC 3055

2 2 1

Sold Price

\$500,000

Sold Date

11-Jan-19

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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