

## 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

2/11 Halpin 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/10 Larnoo Avenue Brunswick West VIC 3055	\$550,000	01-Aug-20
3/7 Cohuna Street Brunswick West VIC 3055	\$590,000	27-Jul-20
2/7 Gordon Street Brunswick West VIC 3055	\$525,000	19-Oct-20

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: 06 November 2020

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**2/10 Larnoo Avenue Brunswick West VIC 3055**

2 1 1

Sold Price

**\$550,000**Sold Date **01-Aug-20**

Distance

**0.62km**

**3/7 Cohuna Street Brunswick West VIC 3055**

2 1 1

Sold Price

<sup>RS</sup> **\$590,000**Sold Date **27-Jul-20**

Distance

**0.78km**

**2/7 Gordon Street Brunswick West VIC 3055**

2 1 1

Sold Price

<sup>RS</sup> **\$525,000**Sold Date **19-Oct-20**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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