

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

14/2 WEST STREET BRUNSWICK VIC 3056

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

\$295,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2022

to

31 May 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

LG4/358 MORELAND ROAD BRUNSWICK WEST VIC 3055	350000	21-Mar-23
6/1 ALLARD STREET BRUNSWICK WEST VIC 3055	317500	09-May-23
10/478 ALBION STREET BRUNSWICK WEST VIC 3055	322000	18-Mar-23

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: 08 June 2023


**LG4/358 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 1
  1
  1

Sold Price

350000

Sold Date

21-Mar-23

Distance

1.35km

**6/1 ALLARD STREET BRUNSWICK
WEST VIC 3055**

 1
  1
  1

Sold Price

^{RS}
317500

Sold Date

09-May-23

Distance

1.78km

**10/478 ALBION STREET
BRUNSWICK WEST VIC 3055**

 1
  1
  1

Sold Price

322000

Sold Date

18-Mar-23

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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