



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 4/4 Irvine Crescent, BRUNSWICK WEST 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$430,000 - \$470,000**

#### Median sale price

Median Unit for **BRUNSWICK WEST** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$445,000**

#### Comparable property sales

**7/115 Dawson Street,**  
Brunswick West 3055

Price **\$461,000** Sold 30  
April 2019

**3/148 Bent Street,**  
Brunswick West 3055

Price **\$460,000** Sold 07 June  
2019

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 17th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Brunswick

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#### Contact agents



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