

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

312/10-14 HOPE 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

\$325,000

&

\$357,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,722

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2022

to

31 Aug 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

704/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$345,000	11-Jul-23
213/26 BREESE STREET BRUNSWICK VIC 3056	\$345,000	10-Jul-23
4/35 HENKEL STREET BRUNSWICK VIC 3056	\$350,000	05-Aug-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: 13 September 2023

	704/601 SYDNEY ROAD BRUNSWICK VIC 3056	Sold Price	^{RS} \$345,000	Sold Date	11-Jul-23
 1  1  1	Distance	0.12km			
	213/26 BREEZE STREET BRUNSWICK VIC 3056	Sold Price	^{RS} \$345,000	Sold Date	10-Jul-23
 1  1  1	Distance	0.14km			
	4/35 HENKEL STREET BRUNSWICK VIC 3056	Sold Price	^{RS} \$350,000	Sold Date	05-Aug-23
 1  1  1	Distance	0.37km			

RS = Recent sale

UN = Undisclosed Sale

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