

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

1/18 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

\$439,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2023

to

31 Dec 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

208/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055	\$495,000	24-Nov-22
2/35 MURRAY STREET BRUNSWICK WEST VIC 3055	\$475,000	17-Sep-22
1/3 HARRY STREET BRUNSWICK WEST VIC 3055	\$480,000	18-Dec-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: 30 January 2024



**208/2-4 MURRAY STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$495,000** Sold Date **24-Nov-22**

Distance **0.09km**



**2/35 MURRAY STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$475,000** Sold Date **17-Sep-22**

Distance **0.12km**



**1/3 HARRY STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price **\$480,000** Sold Date **18-Dec-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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