## 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

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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price   Single Price   AHJÍ Ê€€€ & ÅI GÍ Ê€€€	Single Price		or range between	ÅHJÍÊ€€€	&	ÅI GÍ Ê€€€
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	ÅÍ̀ʀ€€	Prop	erty type		VV} ãc	Suburb	Ó¦`}•, &&\ÁY^•c
Period-from	€FÁJ&ÁG€G€	to	H€ÁÙ^] Á	ŒŒ	Source		Ô[ ¦^ [ * &

#### 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
FŒEF€ÁT `¦¦æÂÛd^^ơÁÓ¦`}•¸ã&\ÁY^•ơÁXÓÔÁH€ÍÍ	ÅΙÎJÊJJ	F€ËOIJ¦ËOF
CEET€ÁT `¦¦æ ÂÛd^^αÁÓ¦`}•¸ & Á∀ ^•αÁXΦÔÁH€ÍÍ	ÅIÏÍÆ€€€	FI ËT æÊ ËŒF
I ⊞FÌÁT ˇ¦¦æĴÁÙd^^ơÁÓ¦ˇ}•¸ &&\ÁY^•ơÁXOÔÁHEÍÍ	ÅI GÍ Ê€€€	HFECE * EGF

#### 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.

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12/10 Murray Street Brunswick West VIC 3055

□ 1

est VIC 3055

**□** 2

Sold Price

\$469,999 Sold Date 10-Apr-21

Distance



2/10 Murray Street Brunswick West Sold Price VIC 3055

**■**2 **\**1 **□**1

\*\* \$475,000 Sold Date 14-May-21

Distance -



**4/18 Murray Street Brunswick West** Sold Price VIC **3055** 

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\*\*\$425,000 Sold Date 31-Aug-21

Distance 0.04km

RS = Recent sale UN =

**UN** = Undisclosed Sale

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