

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

8 Hamilton 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,088,000

Property type

House

Suburb

Brunswick West

Period-from

01 Jun 2019

to

31 May 2020

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

20 Grundy Grove Pascoe Vale South VIC 3044	\$1,110,000	31-Mar-20
274A Union Street Brunswick West VIC 3055	\$1,175,000	23-May-20

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: 04 June 2020



**20 Grundy Grove Pascoe Vale
 South VIC 3044**

 3  1  2

Sold Price **\$1,110,000** Sold Date **31-Mar-20**

Distance **1.18km**



**274A Union Street Brunswick West
 VIC 3055**

 3  1  1

Sold Price ^{RS} **\$1,175,000** Sold Date **23-May-20**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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