

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

18/13 HOPETOUN AVENUE 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

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2022

to

31 Mar 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

16/614 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$308,500	05-Apr-23
114/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$310,000	20-Dec-22
10/478 ALBION STREET BRUNSWICK WEST VIC 3055	\$322,000	18-Mar-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: 26 April 2023

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**16/614 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price ^{RS} **\$308,500** Sold Date **05-Apr-23**

Distance **0.65km**



**114/12 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$310,000** Sold Date **20-Dec-22**

Distance **0.66km**



**10/478 ALBION STREET
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price ^{RS} **\$322,000** Sold Date **18-Mar-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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