

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **1 / 39-41 MURRAY STREET BRUNSWICK WEST 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 \$ 349,000 & \$ 369,000

Median sale price

(*Delete house or unit as applicable)

Median price \$508,000 *House *Unit ☒ Suburb Brunswick West
Period - From 01/01/2020 to 31/03/2020 Source REIV

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 six 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
5/504 Moreland Rd BRUNSWICK WEST 3055	\$ 355,000	16/03/2020
2/55 Heller St BRUNSWICK WEST 3055	\$ 343,750	21/05/2020
2/8 Walker St BRUNSWICK WEST 3055	\$ 400,000	10/06/2020

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 six months.~~

This Statement of Information was prepared on:

20/7/2020 16:45