

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

14/17 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

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,800

Property type

House

Suburb

Brunswick West

Period-from

01 Jan 2019

to

31 Dec 2019

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

4/474 Albion Street Brunswick West VIC 3055	\$540,000	06-Aug-19
2/7A Waxman Parade Brunswick West VIC 3055	\$665,000	09-Nov-19
7/296-298 Hope Street Brunswick West VIC 3055	\$565,000	16-Apr-19

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: 15 January 2020



4/474 Albion Street Brunswick West VIC 3055

 2  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

06-Aug-19

Distance

0.71km



2/7A Waxman Parade Brunswick West VIC 3055

 2  1  1

Sold Price

^{RS} **\$665,000** ^{UN}

Sold Date

09-Nov-19

Distance

0.37km



7/296-298 Hope Street Brunswick West VIC 3055

 2  1  1

Sold Price

\$565,000

Sold Date

16-Apr-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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