

## 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

303/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

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

Single Price

\$469,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

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

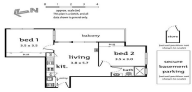
208/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055	\$495,000	20-Dec-22
4/129 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$505,000	25-Feb-23
21/137-139 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$500,000	24-Nov-22

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: 03 April 2023

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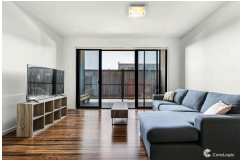
## 208/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price <sup>RS</sup> **\$495,000** <sup>UN</sup> Sold Date **20-Dec-22**

Distance **0km**

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## 4/129 MELVILLE ROAD BRUNSWICK WEST VIC 3055

2 1 1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **25-Feb-23**

Distance **0.05km**

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## 21/137-139 MELVILLE ROAD BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$500,000** Sold Date **24-Nov-22**

Distance **0.08km**

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

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