

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1 MURRAY 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

21D MCLEAN STREET BRUNSWICK WEST VIC 3055	640000	02-Jul-22
3/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	620000	08-Apr-22
4/483-485 ALBION STREET BRUNSWICK WEST VIC 3055	650000	02-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 September 2022

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**21D MCLEAN STREET BRUNSWICK WEST VIC 3055**

Sold Price

640000

Sold Date

02-Jul-22 2 1 1

Distance

0.8km**3/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055**

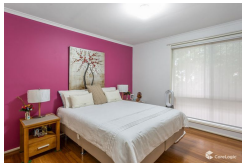
Sold Price

620000

Sold Date

08-Apr-22 2 1 1

Distance

0.96km**4/483-485 ALBION STREET BRUNSWICK WEST VIC 3055**

Sold Price

650000

Sold Date

02-Apr-22 2 1 1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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