

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

1/101 HOPE STREET BRUNSWICK VIC 3056

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

Brunswick

Period-from

01 Nov 2021

to

31 Oct 2022

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

11/10 CHARLES STREET BRUNSWICK VIC 3056

\$740,000

02-Sep-22

6/1 DONALD STREET BRUNSWICK VIC 3056

\$770,000

29-Jul-22

5/135 BRUNSWICK ROAD BRUNSWICK VIC 3056

\$690,000

13-Sep-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: 02 November 2022

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**11/10 CHARLES STREET
BRUNSWICK VIC 3056**

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Sold Price **\$740,000** Sold Date **02-Sep-22**

Distance **1.38km**



**6/1 DONALD STREET BRUNSWICK
VIC 3056**

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Sold Price **\$770,000** Sold Date **29-Jul-22**

Distance **1.14km**



**5/135 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

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Sold Price ^{RS} **\$690,000** Sold Date **13-Sep-22**

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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