

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	1/85 Hopetoun Avenue, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$715,000
	&

Median sale price

Median price	\$499,500	Hou	ISE	Unit	Х		Suburb	Brunswick West
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	3/11 Clarendon St COBURG 3058	\$708,000	16/08/2018
2	1/17 Cumming St BRUNSWICK WEST 3055	\$695,000	19/05/2018
3	3/28 Westgate St PASCOE VALE SOUTH 3044	\$685,000	22/09/2018

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.









Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$650,000 - \$715,000 **Median Unit Price** June quarter 2018: \$499,500

Comparable Properties



3/11 Clarendon St COBURG 3058 (VG)



Price: \$708,000 Method: Sale Date: 16/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/17 Cumming St BRUNSWICK WEST 3055

(REI/VG)





Price: \$695,000 Method: Auction Sale Date: 19/05/2018

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3/28 Westgate St PASCOE VALE SOUTH 3044

(REI)

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Price: \$685,000 Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)

Account - CasRealEstate | P: 03 9230 6500





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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