

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

1/85 Hopetoun Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$499,500

House

Unit

X

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.

| | Address 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.



 2  2  1

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)

Agent Comments

 2  -  -

Price: \$708,000
Method: Sale
Date: 16/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/17 Cumming St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Price: \$695,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Townhouse (Res)



3/28 Westgate St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 2  2  1

Price: \$685,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Townhouse (Res)