

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

15/2 WEST 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

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

37/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$310,000	02-Feb-23
310/4 BREESE STREET BRUNSWICK VIC 3056	\$320,000	28-Feb-23
M01/288 ALBERT STREET BRUNSWICK VIC 3056	\$330,000	04-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: 27 April 2023


**37/97 BRICKWORKS DRIVE
BRUNSWICK VIC 3056**
 1  1  1

 Sold Price **\$310,000** Sold Date **02-Feb-23**

 Distance **1.09km**

**310/4 BREESE STREET
BRUNSWICK VIC 3056**
 1  1  1

 Sold Price **\$320,000** Sold Date **28-Feb-23**

 Distance **0.17km**

**M01/288 ALBERT STREET
BRUNSWICK VIC 3056**
 1  1  1

 Sold Price **\$330,000** Sold Date **04-Nov-22**

 Distance **0.78km**
RS = Recent sale

UN = Undisclosed Sale

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