

## 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

7/17 Hopetoun Avenue Brunswick West VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$555,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/218 Dawson Street Brunswick West VIC 3055	\$510,000	10-Nov-21
6/578 Moreland Road Brunswick West VIC 3055	\$522,000	23-Oct-21
2/91 Melville Road Brunswick West VIC 3055	\$650,000	21-Sep-21

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: 16 November 2021



**5/218 Dawson Street Brunswick West VIC 3055**

 1  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**10-Nov-21**

Distance

**1.64km**



**6/578 Moreland Road Brunswick West VIC 3055**

 2  1  1

Sold Price

<sup>RS</sup> **\$522,000**

Sold Date

**23-Oct-21**

Distance

**0.38km**



**2/91 Melville Road Brunswick West VIC 3055**

 2  1  1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**21-Sep-21**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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