

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

14/101 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2021

to

31 Mar 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

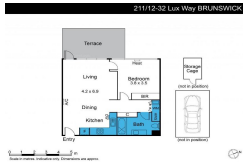
211/12-32 LUX WAY BRUNSWICK VIC 3056	\$457,500	25-Oct-21
215/12-32 LUX WAY BRUNSWICK VIC 3056	\$455,000	18-Feb-22
2/3-5 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055	\$490,000	03-Nov-21

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: 12 April 2022

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211/12-32 LUX WAY BRUNSWICK VIC 3056

Sold Price **\$457,500** Sold Date **25-Oct-21**

1 1 1

Distance **0.47km**



215/12-32 LUX WAY BRUNSWICK VIC 3056

Sold Price ^{RS} **\$455,000** Sold Date **18-Feb-22**

1 1 1

Distance **0.47km**



2/3-5 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055

Sold Price **\$490,000** Sold Date **03-Nov-21**

1 1 1

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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