

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

2/260 Hope Street, Brunswick West Vic 3055

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$485,000

House

Unit

X

Suburb

Brunswick West

Period - From 01/04/2018

to

31/03/2019

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	5/86 Heller St BRUNSWICK WEST 3055	\$480,000	06/04/2019
2	7/115 Dawson St BRUNSWICK WEST 3055	\$461,000	30/04/2019
3	54/2 Centennial Av BRUNSWICK WEST 3055	\$440,500	13/04/2019

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.

George Theocharis
03 9480 2288
0415 578 809
george.t@lovere.com.au

Indicative Selling Price
\$450,000

Median Unit Price
Year ending March 2019: \$485,000



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



5/86 Heller St BRUNSWICK WEST 3055 (REI) **Agent Comments**

2 1 1

Price: \$480,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Unit



7/115 Dawson St BRUNSWICK WEST 3055 (REI) **Agent Comments**

2 1 2

Price: \$461,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: Apartment

54/2 Centennial Av BRUNSWICK WEST 3055 (REI) **Agent Comments**

2 1 1

Price: \$440,500
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Apartment