

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

5/9 Egginton Street Brunswick West VIC 3055

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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/30A McLean Street Brunswick West VIC 3055	\$650,000	06-Jul-20
4/86 Pearson Street Brunswick West VIC 3055	\$625,000	13-Jul-20
1/42 Cornwall Street Brunswick West VIC 3055	\$641,000	31-Oct-20

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: 10 December 2020



2/30A McLean Street Brunswick West VIC 3055

2 1 1

Sold Price **\$650,000** Sold Date **06-Jul-20**

Distance **0.69km**



4/86 Pearson Street Brunswick West VIC 3055

2 1 1

Sold Price **\$625,000** Sold Date **13-Jul-20**

Distance **1.05km**



1/42 Cornwall Street Brunswick West VIC 3055

2 1 1

Sold Price ^{RS} **\$641,000** Sold Date **31-Oct-20**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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