

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

304/2-4 MURRAY 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7/137-139 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$585,000	13-Sep-24
17/28-30 CUMMING STREET BRUNSWICK WEST VIC 3055	\$520,000	05-Dec-24
211/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$485,000	10-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 January 2025



**7/137-139 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$585,000** Sold Date **13-Sep-24**

Distance **0.1km**



**17/28-30 CUMMING STREET
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **05-Dec-24**

Distance **0.21km**



**211/1 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$485,000** Sold Date **10-Sep-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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