

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

3 Hodgins Court 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

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,800

Property type

House

Suburb

Brunswick West

Period-from

01 Jan 2019

to

31 Dec 2019

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

13 Dalgety Street Brunswick West VIC 3055	\$1,400,000	26-Jun-19
12 Marion Avenue Brunswick West VIC 3055	\$1,365,000	15-Nov-19
39 Rose Street Brunswick VIC 3056	\$1,463,000	27-Dec-19

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: 13 January 2020



13 Dalgety Street Brunswick West VIC 3055

4 2 2

Sold Price

\$1,400,000

Sold Date

26-Jun-19

Distance

1.79km



12 Marion Avenue Brunswick West VIC 3055

4 2 1

Sold Price

\$1,365,000

Sold Date

15-Nov-19

Distance

1.78km



39 Rose Street Brunswick VIC 3056

4 2 1

Sold Price

\$1,463,000

Sold Date

27-Dec-19

Distance

2.28km



63 Parkstone Avenue Pascoe Vale South VIC 3044

4 2 2

Sold Price

\$1,100,000

Sold Date

07-Sep-19

Distance

0.59km



29 Amelia Avenue Essendon VIC 3040

4 2 1

Sold Price

\$1,350,000

Sold Date

12-Jun-19

Distance

0.78km



30 Henshall Road Strathmore VIC 3041

4 2 2

Sold Price

\$1,461,000

Sold Date

19-Oct-19

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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78 Gordon Street Coburg VIC 3058 Sold Price **\$1,425,000** Sold Date **19-Jul-19**

4 2 1

Distance **1.93km**



51 Rose Street Brunswick VIC 3056 Sold Price **\$1,610,000** Sold Date **24-Oct-19**

3 1 2

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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