

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

10/82 HOPETOUN AVENUE 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2021

to

31 Aug 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

3/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$410,000	30-Aug-22
15/536 ALBION STREET BRUNSWICK WEST VIC 3055	\$470,000	29-Aug-22
9/260 HOPE STREET BRUNSWICK WEST VIC 3055	\$505,000	15-Jul-22

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: 26 September 2022



**3/1 DUGGAN STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price

^{RS}

\$410,000

Sold Date

30-Aug-22

Distance

0.85km



**15/536 ALBION STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS}

\$470,000

Sold Date

29-Aug-22

Distance

0.68km



**9/260 HOPE STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price

\$505,000

Sold Date

15-Jul-22

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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