

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

6/47 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$406,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2023 to 31/03/2023 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	3/80 Dawson St BRUNSWICK 3056	\$350,000	25/02/2023
2	C5/415 Brunswick Rd BRUNSWICK WEST 3055	\$340,000	16/05/2023
3	A22/1-5 Grantham St BRUNSWICK WEST 3055	\$338,000	25/03/2023

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.~~

This Statement of Information was prepared on:

31/05/2023 15:30



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

March quarter 2023: \$406,500

Comparable Properties

3/80 Dawson St BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$350,000

Method: Sale

Date: 25/02/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



C5/415 Brunswick Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 16/05/2023

Property Type: Apartment



A22/1-5 Grantham St BRUNSWICK WEST 3055 (REI) Agent Comments

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Price: \$338,000

Method: Private Sale

Date: 25/03/2023

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788