Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6/47 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Median sale price

Median price	\$406,500	Pro	pperty Type Un	it		Suburb	Brunswick West
Period - From	01/01/2023	to	31/03/2023	Sc	ource	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

Aut	areas or comparable property	1 1100	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

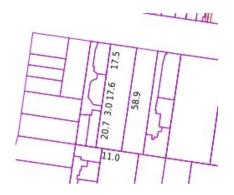
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/05/2023 15:30



Date of sale





--- 2 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)

-2

Price: \$350.000 Method: Sale Date: 25/02/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



C5/415 Brunswick Rd BRUNSWICK WEST

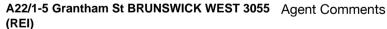
3055 (REI)



Price: \$340,000 Method: Private Sale Date: 16/05/2023

Property Type: Apartment

Agent Comments







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



