

## Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

2/11 Egginton Street, Brunswick West 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$412,500

or range between

&

### Median sale price

Median price \$407, 500

\*House

\*unit x

Suburb  
or locality Brunswick West

Period - From Oct 2016

to Sep 2017

Source Core Logic RP Data

### Comparable property sales

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. 1/47 Murray St Brunswick West    | \$430,000 | 14/9/17      |
| 2. 3/2 Passfield St Brunswick West  | \$438,000 | 23/9/17      |
| 3. 203/480 Albion St Brunswick West | \$410,000 | 26/8/17      |