

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

Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,312,000

Property Type

House

Suburb

Brunswick West

Period - From

23/03/2021

to

22/03/2022

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	218 Hope St BRUNSWICK WEST 3055	\$1,570,000	23/02/2022
2	208 Hope St BRUNSWICK WEST 3055	\$1,375,000	26/06/2021
3	36 Newman St BRUNSWICK WEST 3055	\$1,150,000	08/02/2022

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:

23/03/2022 15:34



3 1 garage

Rooms: 6
Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
23/03/2021 - 22/03/2022: \$1,312,000

Comparable Properties



218 Hope St BRUNSWICK WEST 3055 (REI) **Agent Comments**

3 1 2

Price: \$1,570,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: House (Res)



208 Hope St BRUNSWICK WEST 3055 (REI) **Agent Comments**

3 1 2

Price: \$1,375,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)



36 Newman St BRUNSWICK WEST 3055 (REI) **Agent Comments**

3 1 2

Price: \$1,150,000
Method: Private Sale
Date: 08/02/2022
Property Type: House

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