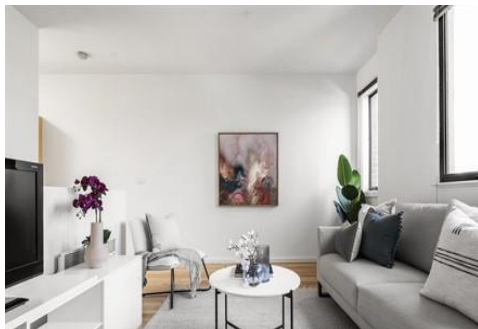


2/40 Murray Street, Brunswick West Vic 3055



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: Townhouse (Res)
Indicative Selling Price
 \$650,000 - \$680,000
Median House Price
 07/02/2022 – 06/02/2023:
 \$595,000

Comparable Properties



2b Murray Street, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car
Price: \$687,500
Method: Sold Before Auction
Date: 26/02/2023
Property Type: Townhouse (Single)
Agent Comments: Same location, similar style, inferior accommodation, superior condition.



2/58 Shamrock Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$685,000
Method: Sold Before Auction
Date: 15/10/2022
Property Type: Townhouse (Res)
Agent Comments: Older style townhouse, inferior condition, similar size, and similar location.



2/1 Murray Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$635,000
Method: Private Sale
Date: 07/10/2022
Property Type: Townhouse (Single)
Agent Comments: Same location, inferior accommodation and size, similar condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/40 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$595,000 Townhouse x Suburb Brunswick West

Period - From 27/02/2022 to 26/02/2023 Source REIV

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
2b Murray Street, BRUNSWICK WEST 3055	\$687,500	26/02/2023
2/58 Shamrock Street, BRUNSWICK WEST 3055	\$685,000	15/10/2022
2/1 Murray Street, BRUNSWICK WEST 3055	\$635,000	07/10/2022

This Statement of Information was prepared on:

27/02/2023 10:57