

## 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

4/46 MURRAY STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

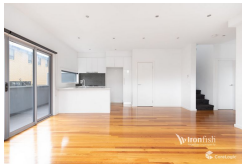
Date of sale

1/46 MURRAY STREET BRUNSWICK WEST VIC 3055	\$630,000	14-Jan-22
607/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$540,000	08-May-21
506/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$580,000	26-May-21

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 6 months.~~

This Statement of Information was prepared on: 14 November 2022



**1/46 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price **\$630,000** Sold Date **14-Jan-22**

Distance **0km**



**607/8 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price **\$540,000** Sold Date **08-May-21**

Distance **-**

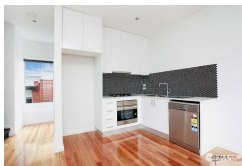


**506/8 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price **\$580,000** Sold Date **26-May-21**

Distance **0.12km**



**3/46 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price **\$606,000** Sold Date **07-Dec-21**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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