

## 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

11/115 Dawson 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

\$529,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/9 Daly Street Brunswick West VIC 3055	\$499,000	31-Aug-21
2/2 Allard Street Brunswick West VIC 3055	\$500,000	17-Apr-21
2/139 Union Street Brunswick VIC 3056	\$490,000	29-Jun-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 October 2021



**1/9 Daly Street Brunswick West VIC 3055**

Sold Price

<sup>RS</sup> **\$499,000**

Sold Date

**31-Aug-21**

2

1

1

Distance

**0.33km**



**2/2 Allard Street Brunswick West VIC 3055**

Sold Price

**\$500,000**

Sold Date

**17-Apr-21**

2

1

1

Distance

**0.46km**



**2/139 Union Street Brunswick VIC 3056**

Sold Price

**\$490,000**

Sold Date

**29-Jun-21**

2

1

1

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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