

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

2/46 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$549,000 & \$580,000

Median sale price

Median price \$508,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2020 to 31/03/2020 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	2/22 Irvine Cr BRUNSWICK WEST 3055	\$660,000	22/11/2019
2	1/444 Brunswick Rd BRUNSWICK WEST 3055	\$630,000	07/12/2019
3	2/466 Albion St BRUNSWICK WEST 3055	\$600,000	29/11/2019

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:

22/05/2020 14:21

2/46 Murray Street, Brunswick West Vic 3055



**The Realest
Estate.**

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Indicative Selling Price

\$549,000 - \$580,000

Median Unit Price

March quarter 2020: \$508,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



**2/22 Irvine Cr BRUNSWICK WEST 3055
(REI/VG)**

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 22/11/2019

Property Type: Townhouse (Single)

**1/444 Brunswick Rd BRUNSWICK WEST 3055
(REI)**

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)



2/466 Albion St BRUNSWICK WEST 3055 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 29/11/2019

Property Type: Flat/Unit/Apartment (Res)

Account - The Realest Estate | P: (03) 7018 8588



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.