

## 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

1/264 Hope 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

\$325,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2020

to

30 Apr 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

216/3 Duggan Street Brunswick West VIC 3055	\$365,000	30-Jan-21
G04/8 Olive York Way Brunswick West VIC 3055	\$315,000	12-Feb-21
2/23 Fitzgibbon Avenue Brunswick West VIC 3055	\$385,000	15-Jan-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: 20 May 2021

**216/3 Duggan Street Brunswick  
West VIC 3055**

1 1 1

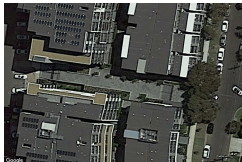
Sold Price

**\$365,000**

Sold Date

**30-Jan-21**

Distance

**0.39km****G04/8 Olive York Way Brunswick  
West VIC 3055**

1 1 1

Sold Price

**\$315,000**

Sold Date

**12-Feb-21**

Distance

**0.39km****2/23 Fitzgibbon Avenue Brunswick  
West VIC 3055**

1 1 1

Sold Price

**\$385,000**

Sold Date

**15-Jan-21**

Distance

**1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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