

## 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

4/430 Brunswick Road 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2020

to

31 Jan 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

16B Melville Road Brunswick West VIC 3055	\$725,000	17-Oct-20
17 Manallack Street Brunswick VIC 3056	\$675,000	30-Nov-20
3/24 Irvine Crescent Brunswick West VIC 3055	\$740,000	30-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: 03 February 2021



**16B Melville Road Brunswick West  
VIC 3055**

Sold Price

**\$725,000**

Sold Date

**17-Oct-20**

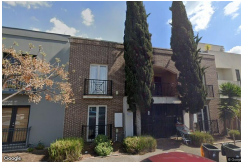
2

1

1

Distance

**0.9km**



**17 Manallack Street Brunswick VIC  
3056**

Sold Price

**\$675,000**

Sold Date

**30-Nov-20**

2

1

1

Distance

**1.5km**



**3/24 Irvine Crescent Brunswick  
West VIC 3055**

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**30-Jan-21**

2

1

1

Distance

**2.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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