

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

1/290 Hope Street Brunswick West VIC 3055

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2019

to

31 Mar 2020

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

1/243 Union Street Brunswick West VIC 3055	\$792,000	30-Nov-19
1/1 Manica Street Brunswick West VIC 3055	\$859,000	07-Jan-20
2 Silk Lane Moonee Ponds VIC 3039	\$806,000	22-Feb-20

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: 27 April 2020



1/243 Union Street Brunswick West VIC 3055

Sold Price

\$792,000

Sold Date

30-Nov-19

 3  2  2

Distance

1.16km



1/1 Manica Street Brunswick West VIC 3055

Sold Price

\$859,000

Sold Date

07-Jan-20

 3  2  2

Distance

1.39km



2 Silk Lane Moonee Ponds VIC 3039

Sold Price

\$806,000

Sold Date

22-Feb-20

 3  1  2

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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