

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

7 Collings 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

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

6 Hamilton Street Brunswick West VIC 3055	\$1,260,000	28-Nov-20
372 Albion Street Brunswick West VIC 3055	\$1,060,000	08-Aug-20
7 Centennial Avenue Brunswick West VIC 3055	\$995,000	27-Nov-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: 02 February 2021

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6 Hamilton Street Brunswick West VIC 3055

4
 1
 1

Sold Price ^{RS} **\$1,260,000** ^{UN} Sold Date **28-Nov-20**

Distance **0.95km**



372 Albion Street Brunswick West VIC 3055

4
 1
 2

Sold Price **\$1,060,000** Sold Date **08-Aug-20**

Distance **1.04km**



7 Centennial Avenue Brunswick West VIC 3055

4
 1
 1

Sold Price **\$995,000** Sold Date **27-Nov-20**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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