

## 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

12/115 Dawson 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2019

to

30 Sep 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

1/2 Passfield Street Brunswick West VIC 3055	\$465,000	27-Jul-20
14/28-30 Cumming Street Brunswick West VIC 3055	\$465,000	05-Oct-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: 29 October 2020



**1/2 Passfield Street Brunswick West VIC 3055** Sold Price **\$465,000** Sold Date **27-Jul-20**

 2  1  1

Distance **0.5km**



**14/28-30 Cumming Street Brunswick West VIC 3055** Sold Price <sup>RS</sup> **\$465,000** Sold Date **05-Oct-20**

 2  1  1

Distance **1.2km**

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

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