

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

3/32 Pearson 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

\$349,000

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 Jan 2020

to

31 Dec 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

2/8 Dalgety Street Brunswick West VIC 3055	\$325,000	18-Nov-20
5/380-382 Brunswick Road Brunswick West VIC 3055	\$380,000	15-Oct-20
2/12 McColl Court Brunswick West VIC 3055	\$285,000	07-Dec-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 January 2021

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**2/8 Dalgety Street Brunswick West
VIC 3055**

Sold Price

\$325,000

Sold Date **18-Nov-20**

1 1 1

Distance **0.8km**



**5/380-382 Brunswick Road
Brunswick West VIC 3055**

Sold Price

\$380,000

Sold Date **15-Oct-20**

1 1 1

Distance **0.87km**



**2/12 McColl Court Brunswick West
VIC 3055**

Sold Price

^{RS} **\$285,000**

Sold Date **07-Dec-20**

1 1 1

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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