

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

4/20 Cumming 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2020

to

31 Mar 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

3/474 Albion Street Brunswick West VIC 3055	\$565,000	08-Feb-21
5/5 Allard Street Brunswick West VIC 3055	\$540,000	05-Feb-21
7/13 Clarendon Street Coburg VIC 3058	\$518,500	07-Apr-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: 13 April 2021

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**3/474 Albion Street Brunswick West VIC 3055** 2  1  1

Sold Price

^{RS} **\$565,000** Sold Date **08-Feb-21**Distance **0.25km****5/5 Allard Street Brunswick West VIC 3055** 2  1  1

Sold Price

^{RS} **\$540,000** Sold Date **05-Feb-21**Distance **0.89km****7/13 Clarendon Street Coburg VIC 3058** 2  1  1

Sold Price

^{RS} **\$518,500** Sold Date **07-Apr-21**Distance **1.22km****RS** = Recent sale**UN** = Undisclosed Sale

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