

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

1/69 HELLER 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

\$820,000

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 Mar 2021

to

28 Feb 2022

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

6/69 HELLER STREET BRUNSWICK WEST VIC 3055	\$790,000	19-Nov-21
1/28 MILLWARD STREET BRUNSWICK WEST VIC 3055	\$805,000	10-Sep-21
4/32 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055	\$780,000	24-Aug-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: 21 March 2022



6/69 HELLER STREET BRUNSWICK WEST VIC 3055 Sold Price **\$790,000** Sold Date **19-Nov-21**

2 1 1 Distance -



1/28 MILLWARD STREET BRUNSWICK WEST VIC 3055 Sold Price **\$805,000** Sold Date **10-Sep-21**

2 2 1 Distance -



4/32 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055 Sold Price **\$780,000** Sold Date **24-Aug-21**

2 1 1 Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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