

# STATEMENT OF INFORMATION

3/1 MANICA STREET, BRUNSWICK WEST, VIC 3055
PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3/1 MANICA STREET, BRUNSWICK WEST, 🕮 3 🕒 2 🚓 2





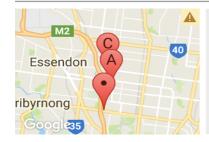


**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$790,000

#### **MEDIAN SALE PRICE**



# **BRUNSWICK WEST, VIC, 3055**

**Suburb Median Sale Price (House)** 

\$1,152,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/252 HOPE ST, BRUNSWICK WEST, VIC 3055







Sale Price

\$735,000

Sale Date: 20/12/2017

Distance from Property: 1.4km





5/1 MANICA ST, BRUNSWICK WEST, VIC 3055 🕮 3









Sale Price

\*\$885,000

Sale Date: 10/03/2018

Distance from Property: 0m





1/67 EVERETT ST, BRUNSWICK WEST, VIC 3055 🕮 3 🕒 2







**Sale Price** 

\$865.000

Sale Date: 21/10/2017

Distance from Property: 2.3km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

| Address<br>Including suburb and<br>postcode | 3/1 MANICA STREET, BRUNSWICK WEST, VIC 3055 |
|---|---|
|---|---|

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Single Price: | \$790,000 |
|---------------|-----------|
|               |           |

### Median sale price

| Median price | \$1,152,500                    | House | Unit   | X | Suburb | BRUNSWICK WEST |
|--------------|--------------------------------|-------|--------|---|--------|----------------|
| Period       | 01 April 2017 to 31 March 2018 |       | Source |   | P      | ricefinder     |

# Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|------------|--------------|
| 3/252 HOPE ST, BRUNSWICK WEST, VIC 3055   | \$735,000  | 20/12/2017   |
| 5/1 MANICA ST, BRUNSWICK WEST, VIC 3055   | *\$885,000 | 10/03/2018   |
| 1/67 EVERETT ST, BRUNSWICK WEST, VIC 3055 | \$865,000  | 21/10/2017   |