

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

13/36-38 Murray 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2020

to

31 Jan 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

2/46 Primrose Street Moonee Ponds VIC 3039	\$465,000	12-Dec-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: 05 February 2021



2/46 Primrose Street Moonee Ponds VIC 3039

 2  1  1

Sold Price

^{RS}

\$465,000

Sold Date

12-Dec-20

Distance

1.22km



14/28-30 Cumming Street Brunswick West VIC 3055

 2  1  1

Sold Price

\$465,000

Sold Date

05-Oct-20

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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