

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

5/101 HOPE STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/245 ALBION STREET BRUNSWICK VIC 3056	\$830,000	31-Aug-23
21/74 TINNING STREET BRUNSWICK VIC 3056	\$752,000	30-May-23

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: 31 October 2023

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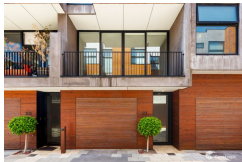


**3/245 ALBION STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price ^{RS} **\$830,000** Sold Date **31-Aug-23**

Distance **0.58km**



**21/74 TINNING STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$752,000** Sold Date **30-May-23**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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