

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

217 DAWSON 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,362,500

Property type

House

Suburb

Brunswick West

Period-from

01 May 2021

to

30 Apr 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

9 HENDERSON STREET BRUNSWICK WEST VIC 3055	\$1,310,000	26-Feb-22
510 VICTORIA STREET BRUNSWICK WEST VIC 3055	\$1,290,500	09-Apr-22
8 PEACOCK STREET BRUNSWICK WEST VIC 3055	\$1,262,000	14-Jan-22

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: 04 May 2022

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**9 HENDERSON STREET
BRUNSWICK WEST VIC 3055** 3  1  1Sold Price ^{RS} **\$1,310,000** ^{UN} Sold Date **26-Feb-22**Distance **0.69km****510 VICTORIA STREET
BRUNSWICK WEST VIC 3055** 3  1  -Sold Price ^{RS} **\$1,290,500** Sold Date **09-Apr-22**Distance **0.51km****8 PEACOCK STREET BRUNSWICK
WEST VIC 3055** 3  1  2Sold Price **\$1,262,000** Sold Date **14-Jan-22**Distance **1.31km****RS** = Recent sale**UN** = Undisclosed Sale

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