

## 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

1/42 Cornwall Street Brunswick West VIC 3055

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/31 Garnet Street Brunswick VIC 3056	\$611,500	25-May-20
1/86 Pearson Street Brunswick West VIC 3055	\$550,000	09-May-20
4/86 Pearson Street Brunswick West VIC 3055	\$625,000	13-Jul-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: 19 October 2020



**3/31 Garnet Street Brunswick VIC 3056**

 2  1  1

Sold Price

**\$611,500**

Sold Date **25-May-20**

Distance

**0.3km**



**1/86 Pearson Street Brunswick West VIC 3055**

 2  1  1

Sold Price

**\$550,000**

Sold Date **09-May-20**

Distance

**0.79km**



**4/86 Pearson Street Brunswick West VIC 3055**

 2  1  1

Sold Price

**\$625,000**

Sold Date **13-Jul-20**

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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