

## 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

2/40 Everett 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

\$680,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2020

to

31 Mar 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

9/23-25 McLean Street Brunswick West VIC 3055	\$680,000	13-Feb-21
10/1 McColl Court Brunswick West VIC 3055	\$691,000	06-Mar-21
3/24 Irvine Crescent Brunswick West VIC 3055	\$740,000	30-Jan-21

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 April 2021

Trish Di Vito  
P 039374 8395  
M 0413 252 395  
E tdivito@bradteal.com.au



**9/23-25 McLean Street Brunswick West VIC 3055**

 2  2  1

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**13-Feb-21**

Distance

**0.38km**



**10/1 McColl Court Brunswick West VIC 3055**

 2  1  2

Sold Price

<sup>RS</sup> **\$691,000**

Sold Date

**06-Mar-21**

Distance

**0.48km**



**3/24 Irvine Crescent Brunswick West VIC 3055**

 2  1  1

Sold Price

**\$740,000**

Sold Date

**30-Jan-21**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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