

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

4/429 Brunswick Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2020

to

30 Sep 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

1/86 Heller Street Brunswick West VIC 3055	\$555,000	03-Apr-21
109/8 Pottery Court Brunswick VIC 3056	\$620,000	08-May-21
2/429 Brunswick Road Brunswick West VIC 3055	\$655,000	25-Jun-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: 29 October 2021



1/86 Heller Street Brunswick West VIC 3055

Sold Price

\$555,000

Sold Date

03-Apr-21

2

1

1

Distance

0.27km



109/8 Pottery Court Brunswick VIC 3056

Sold Price

\$620,000

Sold Date

08-May-21

2

2

1

Distance

0.73km



2/429 Brunswick Road Brunswick West VIC 3055

Sold Price

\$655,000

Sold Date

25-Jun-21

2

1

1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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