

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

202/2-4 Murray Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$500,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2020 to 31/03/2021 Source REIV

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 six 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	206/2-4 Murray St BRUNSWICK WEST 3055	\$500,000	24/05/2021
2	2/10 Murray St BRUNSWICK WEST 3055	\$475,000	14/05/2021
3	13/36-38 Murray St BRUNSWICK WEST 3055	\$465,000	13/03/2021

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 six months.~~

This Statement of Information was prepared on:

29/06/2021 10:04



PhilipWebb

Harry Fares

9842 1477

0458 766 958

hfares@philipwebb.com.au

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending March 2021: \$550,000



Property Type: Strata Unit/Flat

Agent Comments

Magnificently presented 2 bedroom Apartment in a absolutely nique location - A Minutes walk to Bus and Tram service on Melville Road and 3-5 minutes drive to Local Train Station Stations... Located Aprox 8 Km from the CBD and views of the CBD from your Bedroom.. This is the Investment you have been looking for! Inspect Now - Harry Fares 0458 766 958

Comparable Properties



206/2-4 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 24/05/2021

Property Type: Apartment



2/10 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 14/05/2021

Property Type: Apartment



13/36-38 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$465,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit

Account - Philip Webb