

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

4/9 Egginton 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2019

to

30 Apr 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

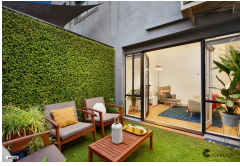
Date of sale

12/81-85 Wilson Street Moonee Ponds VIC 3039	\$625,000	15-Feb-20
2/22 Irvine Crescent Brunswick West VIC 3055	\$660,000	22-Nov-19

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: 16 May 2020



12/81-85 Wilson Street Moonee Ponds VIC 3039

2 1 1

Sold Price **\$625,000** Sold Date **15-Feb-20**

Distance **0.7km**



2/22 Irvine Crescent Brunswick West VIC 3055

2 1 1

Sold Price **\$660,000** Sold Date **22-Nov-19**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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