

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

8/12 MCCOLL COURT 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2021

to

30 Sep 2022

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

10/608 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$385,000	18-Aug-22
6/3 SOUTH DALY STREET BRUNSWICK WEST VIC 3055	\$350,000	14-Jul-22

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: 25 October 2022

**10/608 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$385,000** Sold Date **18-Aug-22**Distance **0.86km****6/3 SOUTH DALY STREET
BRUNSWICK WEST VIC 3055**

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Sold Price **\$350,000** Sold Date **14-Jul-22**Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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