

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

8/22 Irvine Crescent 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2019

to

31 Oct 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

4/68 Cornwall Street Brunswick West VIC 3055	\$725,000	28-Nov-20
393 Albion Street Brunswick West VIC 3055	\$690,000	06-Nov-20

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: 30 November 2020



4/68 Cornwall Street Brunswick West VIC 3055

Sold Price

^{RS} **\$725,000** Sold Date **28-Nov-20**

 2  1  2

Distance **0.22km**



393 Albion Street Brunswick West VIC 3055

Sold Price

^{RS} **\$690,000** ^{UN} Sold Date **06-Nov-20**

 2  1  1

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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