

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

7/39-41 MURRAY 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

or range
between

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2021

to

30 Apr 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

4/12 ALLARD STREET BRUNSWICK WEST VIC 3055	\$315,000	15-Mar-22
7/612 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$310,000	19-Nov-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: 19 May 2022



**4/12 ALLARD STREET BRUNSWICK
 WEST VIC 3055**

Sold Price

^{RS}

\$315,000

Sold Date

15-Mar-22

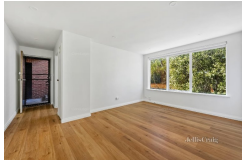
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 1

 1

Distance

0.97km



**7/612 MORELAND ROAD
 BRUNSWICK WEST VIC 3055**

Sold Price

\$310,000

Sold Date

19-Nov-21

 1

 1

 1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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