

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

8/2-4 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2019

to

29 Feb 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

417/8 Olive York Way Brunswick West VIC 3055	\$480,000	13-Feb-20
5/499-501 Victoria Street Brunswick West VIC 3055	\$580,000	14-Nov-19
18/80 Hopetoun Avenue Brunswick West VIC 3055	\$535,000	12-Feb-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.~~

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417/8 Olive York Way Brunswick West VIC 3055

2 2 1

Sold Price

^{RS} **\$480,000**

Sold Date

13-Feb-20

Distance

0.38km



5/499-501 Victoria Street Brunswick West VIC 3055

2 2 1

Sold Price

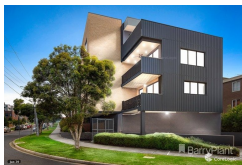
\$580,000

Sold Date

14-Nov-19

Distance

0.63km



18/80 Hopetoun Avenue Brunswick West VIC 3055

2 2 1

Sold Price

^{RS} **\$535,000**

Sold Date

12-Feb-20

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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