

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

302/2-4 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2019

to

30 Sep 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

301/2-4 Murray Street Brunswick West VIC 3055	\$540,000	16-Oct-19
5/434 Albion Street Brunswick West VIC 3055	\$470,000	06-Feb-20
5/483-485 Albion Street Brunswick West VIC 3055	\$540,000	24-Jun-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: 08 October 2020

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au



**301/2-4 Murray Street Brunswick
West VIC 3055**

2 1 1

Sold Price **\$540,000** Sold Date **16-Oct-19**

Distance -

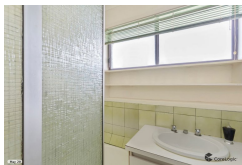


**5/434 Albion Street Brunswick
West VIC 3055**

2 1 1

Sold Price **\$470,000** Sold Date **06-Feb-20**

Distance **0.05km**



**5/483-485 Albion Street Brunswick
West VIC 3055**

2 1 1

Sold Price **\$540,000** Sold Date **24-Jun-20**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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