

## 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

206/2-4 Murray Street Brunswick West VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$519,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

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
5/483-485 Albion Street Brunswick West VIC 3055	\$540,000	24-Jun-20
2/260 Hope Street Brunswick West VIC 3055	\$582,000	27-Jul-19

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

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

2 1 1

Distance -



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

Sold Price Sold Date **24-Jun-20**

2 1 1

Distance **0.17km**



**2/260 Hope Street Brunswick West VIC 3055**

Sold Price **\$582,000** Sold Date **27-Jul-19**

2 1 1

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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