

## 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

B41/415 Brunswick Road 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

\$195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2018

to

31 Aug 2019

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

9/7 Mascoma Street Ascot Vale VIC 3032	\$260,000	28-Aug-19
9/49 Farnham Street Flemington VIC 3031	\$231,000	27-May-19
11/150 Brunswick Road Brunswick VIC 3056	\$228,500	20-May-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.~~

This Statement of Information was prepared on: 23 September 2019



**9/7 Mascoma Street Ascot Vale VIC 3032** Sold Price

<sup>RS</sup> **\$260,000**

Sold Date **28-Aug-19**

 1  1  1

Distance **1.62km**



**9/49 Farnham Street Flemington VIC 3031** Sold Price

**\$231,000**

Sold Date **27-May-19**

 1  1  1

Distance **1.76km**



**11/150 Brunswick Road Brunswick VIC 3056** Sold Price

**\$228,500**

Sold Date **20-May-19**

 1  1  1

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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