

## 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

1/18 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

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Dec 2022

to

30 Nov 2023

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

101/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$478,000	19-Sep-23
6/4 IRVINE CRESCENT BRUNSWICK WEST VIC 3055	\$450,000	29-Nov-23
3/38 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$630,000	14-Nov-23

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: 12 December 2023



**101/1 DUGGAN STREET  
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$478,000** Sold Date **19-Sep-23**

Distance **0.27km**



**6/4 IRVINE CRESCENT  
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **29-Nov-23**

Distance **0.79km**



**3/38 MELVILLE ROAD BRUNSWICK  
WEST VIC 3055**

 2  1  1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **14-Nov-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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