

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

1/22 Murray Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$479,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Brunswick West

Period - From 08/04/2023

to 07/04/2024

Source REIV

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 six 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
1	5/46 Murray St BRUNSWICK WEST 3055	\$580,000	15/12/2023
2	4/22 Murray St BRUNSWICK WEST 3055	\$459,000	26/02/2024
3	1/18 Murray St BRUNSWICK WEST 3055	\$441,000	26/03/2024

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 six months.~~

This Statement of Information was prepared on:

08/04/2024 14:54



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



5/46 Murray St BRUNSWICK WEST 3055 (REI) Agent Comments

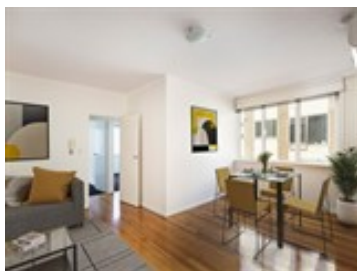


Price: \$580,000

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)



4/22 Murray St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$459,000

Method: Private Sale

Date: 26/02/2024

Property Type: Unit



1/18 Murray St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$441,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment