

# STATEMENT OF INFORMATION

17/180 UNION STREET, BRUNSWICK WEST, VIC 3055

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17/180 UNION STREET, BRUNSWICK**

2 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$580,000 to \$620,000**

Provided by: Joe Bonifazio, The Hopkins Group

## MEDIAN SALE PRICE



**BRUNSWICK WEST, VIC, 3055**

**Suburb Median Sale Price (Unit)**

**\$468,750**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2/12 HOWSON ST, BRUNSWICK WEST, VIC**

2 1 1

**Sale Price**

**\*\$560,000**

Sale Date: 23/05/2024

Distance from Property: 231m



**30/97 BRICKWORKS DR, BRUNSWICK, VIC**

2 1 1

**Sale Price**

**\*\$605,000**

Sale Date: 01/05/2024

Distance from Property: 433m



**12/180 UNION ST, BRUNSWICK WEST, VIC**

2 1 2

**Sale Price**

**\$580,000**

Sale Date: 29/01/2024

Distance from Property: 0m



This report has been compiled on 26/06/2024 by The Hopkins Group. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

17/180 UNION 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)

Price Range: \$580,000 to \$620,000

### Median sale price

Median price

\$468,750

Property type

Unit

Suburb

BRUNSWICK WEST

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

### Comparable property sales

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

2/12 HOWSON ST, BRUNSWICK WEST, VIC 3055	*\$560,000	23/05/2024
30/97 BRICKWORKS DR, BRUNSWICK, VIC 3056	*\$605,000	01/05/2024
12/180 UNION ST, BRUNSWICK WEST, VIC 3055	\$580,000	29/01/2024

This Statement of Information was prepared

26/06/2024