

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 205/2-4 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$475,000 & \$517,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	7/14b Bent St BRUNSWICK WEST 3055	\$520,000	19/01/2024
2	101/9 Duggan St BRUNSWICK WEST 3055	\$510,000	03/11/2023
3	314/5 Olive York Way BRUNSWICK WEST 3055	\$470,000	28/12/2023

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:

27/03/2024 12:03

205/2-4 Murray Street, Brunswick West Vic 3055

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1574 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$517,000
Median Unit Price
December quarter 2023: \$520,000

Comparable Properties

7/14b Bent St BRUNSWICK WEST 3055 (REI) **Agent Comments**



Price: \$520,000
Method:
Date: 19/01/2024
Property Type: Unit



101/9 Duggan St BRUNSWICK WEST 3055 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 03/11/2023
Property Type: Unit



314/5 Olive York Way BRUNSWICK WEST 3055 (REI/VG) **Agent Comments**



Price: \$470,000
Method: Private Sale
Date: 28/12/2023
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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