

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

3/449 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/881 PARK STREET BRUNSWICK WEST VIC 3055	\$315,000	17-Nov-23
6/159-163 UNION STREET BRUNSWICK WEST VIC 3055	\$305,000	12-Aug-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: 08 February 2024

**3/881 PARK STREET BRUNSWICK
WEST VIC 3055**

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Sold Price

\$315,000

Sold Date

17-Nov-23

Distance

0.16km**6/159-163 UNION STREET
BRUNSWICK WEST VIC 3055**

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Sold Price

\$305,000

Sold Date

12-Aug-23

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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