

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

4/18 GRANTHAM STREET 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2022

to

30 Sep 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

2/445 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$691,000	16-Sep-23
1/811 PARK STREET BRUNSWICK VIC 3056	\$730,000	24-May-23
2/11 HALPIN STREET BRUNSWICK WEST VIC 3055	\$675,000	30-Jun-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: 23 October 2023

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**2/445 BRUNSWICK ROAD
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price ^{RS} **\$691,000** Sold Date **16-Sep-23**

Distance **0.28km**



**1/811 PARK STREET BRUNSWICK
VIC 3056**

2 1 1

Sold Price **\$730,000** Sold Date **24-May-23**

Distance **0.43km**



**2/11 HALPIN STREET BRUNSWICK
WEST VIC 3055**

2 1 1

Sold Price **\$675,000** Sold Date **30-Jun-23**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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