

## 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

1/24 Westbourne Street Brunswick VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2018

to

30 Nov 2019

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

121 Hope Street Brunswick VIC 3056	\$823,000	05-Sep-19
26 Talbot Street Brunswick VIC 3056	\$860,000	10-Aug-16
116 Victoria Street Brunswick East VIC 3057	\$880,000	17-Jun-19

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: 07 December 2019



**121 Hope Street Brunswick VIC 3056**

 3  1  1

Sold Price

**\$823,000**

Sold Date

**05-Sep-19**

Distance

**0.27km**



**26 Talbot Street Brunswick VIC 3056**

 2  1  -

Sold Price

**\$860,000**

Sold Date

**10-Aug-16**

Distance

**0.68km**



**116 Victoria Street Brunswick East VIC 3057**

 3  1  -

Sold Price

**\$880,000**

Sold Date

**17-Jun-19**

Distance

**2.11km**

RS = Recent sale

UN = Undisclosed Sale

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