

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

1/243 Union 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2018

to

31 Oct 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

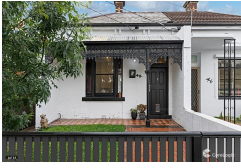
Date of sale

48 Pearson Street Brunswick West VIC 3055	\$800,000	11-Jul-19
1/9 Irvine Crescent Brunswick West VIC 3055	\$812,000	06-Jul-19
83A Shamrock Street Brunswick West VIC 3055	\$837,500	18-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: 16 November 2019



**48 Pearson Street Brunswick West
VIC 3055**

3 1 1

Sold Price

\$800,000

Sold Date

11-Jul-19

Distance

1km



**1/9 Irvine Crescent Brunswick West
VIC 3055**

3 2 2

Sold Price

\$812,000

Sold Date

06-Jul-19

Distance

2.04km



**83A Shamrock Street Brunswick
West VIC 3055**

2 1 1

Sold Price

\$837,500

Sold Date

18-Jun-19

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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