

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/1A MENZIES COURT, BRUNSWICK**

2 1 1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$580,000 to \$620,000**

## SUBURB MEDIAN



**BRUNSWICK WEST, VIC, 3055**

Suburb Median Sale Price (Unit)

**\$390,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**13/33 MCLEAN ST, BRUNSWICK WEST, VIC**

2 1 1

Sale Price

**\*\$600,000**

Sale Date: 20/05/2017

Distance from Property: 239m



**7/138 MELVILLE RD, BRUNSWICK WEST, VIC**

2 1 1

Sale Price

**\*\$585,000**

Sale Date: 25/03/2017

Distance from Property: 881m



**1/138 MELVILLE RD, BRUNSWICK WEST, VIC**

2 1 1

Sale Price

**\$520,000**

Sale Date: 23/01/2017

Distance from Property: 881m



This report has been compiled on 25/05/2017 by Considine Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/1A MENZIES COURT, BRUNSWICK WEST, VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$580,000 to \$620,000

### Median sale price

Median price

\$390,000

House

Unit

X

Suburb

BRUNSWICK WEST

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### Comparable property sales

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
13/33 MCLEAN ST, BRUNSWICK WEST, VIC 3055	*\$600,000	20/05/2017
7/138 MELVILLE RD, BRUNSWICK WEST, VIC 3055	*\$585,000	25/03/2017
1/138 MELVILLE RD, BRUNSWICK WEST, VIC 3055	\$520,000	23/01/2017