

STATEMENT OF INFORMATION

7 HUDSON GROVE, BRUNSWICK WEST, VIC 3055

PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HUDSON GROVE, BRUNSWICK WEST,

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$940,000 to \$1,030,000

MEDIAN SALE PRICE



BRUNSWICK WEST, VIC, 3055

Suburb Median Sale Price (House)

\$1,000,000

01 July 2016 to 30 June 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.



224 HOPE ST, BRUNSWICK WEST, VIC 3055

2 1 1

Sale Price

\$950,000

Sale Date: 25/02/2017

Distance from Property: 1.2km



89 PEARSON ST, BRUNSWICK WEST, VIC 3055

3 1 -

Sale Price

\$942,000

Sale Date: 04/03/2017

Distance from Property: 1.1km



17 BURNELL ST, BRUNSWICK WEST, VIC 3055

3 1 2

Sale Price

\$1,087,000

Sale Date: 18/02/2017

Distance from Property: 1.1km



This report has been compiled on 04/08/2017 by Grantham Real Estate. Property Data Solutions Pty Ltd 2017 - 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

7 HUDSON GROVE, BRUNSWICK WEST, VIC 3055
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Indicative selling price

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Price Range:

\$940,000 to \$1,030,000

Median sale price

Median price

\$1,000,000


House Unit Suburb

BRUNSWICK WEST

Period

01 July 2016 to 30 June 2017

Source



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
224 HOPE ST, BRUNSWICK WEST, VIC 3055	\$950,000	25/02/2017
89 PEARSON ST, BRUNSWICK WEST, VIC 3055	\$942,000	04/03/2017
17 BURNELL ST, BRUNSWICK WEST, VIC 3055	\$1,087,000	18/02/2017