

# STATEMENT OF INFORMATION

4/32 CENTENNIAL AVENUE, 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



**4/32 CENTENNIAL AVENUE, BRUNSWICK**

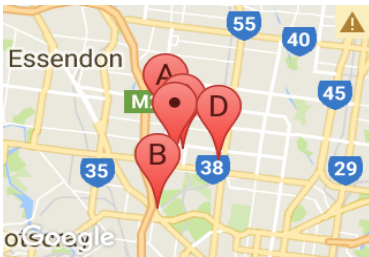
2 1 1

Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

## MEDIAN SALE PRICE



**BRUNSWICK WEST, VIC, 3055**

Suburb Median Sale Price (Unit)

**\$390,000**

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.



**3/38 MELVILLE RD, BRUNSWICK WEST, VIC**

2 1 1

Sale Price

**\*\$605,000**

Sale Date: 24/08/2017

Distance from Property: 819m



**2/14 LENNON ST, PARKVILLE, VIC 3052**

2 1 1

Sale Price

**\$620,000**

Sale Date: 31/03/2017

Distance from Property: 1.5km



**4/17 HOWSON ST, BRUNSWICK WEST, VIC**

2 1 1

Sale Price

**\$633,000**

Sale Date: 02/05/2017

Distance from Property: 317m



This report has been compiled on 26/09/2017 by Grantham Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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11/20 UNION ST, BRUNSWICK, VIC 3056

 2  1  1

Sale Price

**\$680,000**

Sale Date: 03/06/2017

Distance from Property: 1.2km



## 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

4/32 CENTENNIAL AVENUE, 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)

Price Range: \$600,000 to \$660,000

### Median sale price

Median price

\$390,000

House

Unit

Suburb

BRUNSWICK WEST

Period

01 July 2016 to 30 June 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
3/38 MELVILLE RD, BRUNSWICK WEST, VIC 3055	*\$605,000	24/08/2017
2/14 LENNON ST, PARKVILLE, VIC 3052	\$620,000	31/03/2017
4/17 HOWSON ST, BRUNSWICK WEST, VIC 3055	\$633,000	02/05/2017
11/20 UNION ST, BRUNSWICK, VIC 3056	\$680,000	03/06/2017