

# STATEMENT OF INFORMATION

8/65-71 PEARSON STREET, 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



**8/65-71 PEARSON STREET, BRUNSWICK**

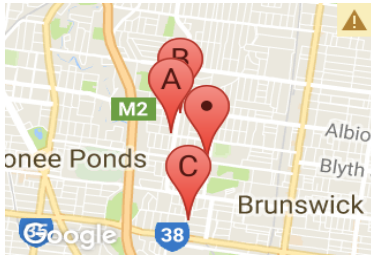
3 2 1

Indicative Selling Price

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

Price Range: **\$680,000 to \$740,000**

## MEDIAN SALE PRICE



**BRUNSWICK WEST, VIC, 3055**

Suburb Median Sale Price (House)

**\$1,100,000**

01 January 2017 to 31 December 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.



**3/252 HOPE ST, BRUNSWICK WEST, VIC 3055**

3 1 1

Sale Price

**\$735,000**

Sale Date: 20/12/2017

Distance from Property: 603m



**154 MELVILLE RD, BRUNSWICK WEST, VIC**

3 1 2

Sale Price

**\*\*\$800,000**

Sale Date: 02/12/2017

Distance from Property: 764m



**4/32 CENTENNIAL AVE, BRUNSWICK WEST,**

2 1 1

Sale Price

**\*\$690,000**

Sale Date: 28/10/2017

Distance from Property: 897m



This report has been compiled on 26/02/2018 by Grantham Real Estate. Property Data Solutions Pty Ltd 2018 - [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

8/65-71 PEARSON STREET, 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: \$680,000 to \$740,000

### Median sale price

Median price

\$1,100,000

House

Unit

X

Suburb

BRUNSWICK WEST

Period

01 January 2017 to 31 December 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
3/252 HOPE ST, BRUNSWICK WEST, VIC 3055	\$735,000	20/12/2017
154 MELVILLE RD, BRUNSWICK WEST, VIC 3055	**\$800,000	02/12/2017
4/32 CENTENNIAL AVE, BRUNSWICK WEST, VIC 3055	*\$690,000	28/10/2017