

STATEMENT OF INFORMATION

3/1 MANICA 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



3/1 MANICA STREET, BRUNSWICK WEST,  3  2  2

Indicative Selling Price

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

Single Price: **\$790,000**

MEDIAN SALE PRICE



BRUNSWICK WEST, VIC, 3055

Suburb Median Sale Price (House)

\$1,152,500

01 April 2017 to 31 March 2018

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: 1.4km



5/1 MANICA ST, BRUNSWICK WEST, VIC 3055  3  3  2

Sale Price

***\$885,000**

Sale Date: 10/03/2018

Distance from Property: 0m



1/67 EVERETT ST, BRUNSWICK WEST, VIC 3055  3  2  1

Sale Price

\$865,000

Sale Date: 21/10/2017

Distance from Property: 2.3km



This report has been compiled on 26/04/2018 by Grantham Real Estate. Property Data Solutions Pty Ltd 2018 - 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

3/1 MANICA STREET, BRUNSWICK WEST, VIC 3055

Indicative selling price

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

Single Price: \$790,000

Median sale price

Median price \$1,152,500

House

Unit

X

Suburb

BRUNSWICK WEST

Period 01 April 2017 to 31 March 2018

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
5/1 MANICA ST, BRUNSWICK WEST, VIC 3055	*\$885,000	10/03/2018
1/67 EVERETT ST, BRUNSWICK WEST, VIC 3055	\$865,000	21/10/2017