

Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	G06/2-4 Murray Street, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Single price | \$565,000

Median sale price

Median price	\$430,000	Hou	se	Unit	Х	Su	ıburb	Brunswick West
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ad	dress of comparable property	Price	Date of sale
1	210/1-31 Lux Way BRUNSWICK 3056	\$556,000	15/07/2017
2	205/8-38 Percy St BRUNSWICK 3056	\$522,000	17/08/2017
3	208/32 Breese St BRUNSWICK 3056	\$515,000	19/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$565,000 Median Unit Price September quarter 2017: \$430,000



Rooms: Property Type: Agent Comments

Comparable Properties



210/1-31 Lux Way BRUNSWICK 3056 (REI/VG)

• 2 A

Price: \$556,000 **Method:** Auction Sale **Date:** 15/07/2017

Rooms: -

Property Type: Apartment

205/8-38 Percy St BRUNSWICK 3056 (REI)

12 🗀 2 🕊

Price: \$522,000 Method: Private Sale Date: 17/08/2017

Rooms: -

Rooms: 4

Property Type: Apartment

Agent Comments

Agent Comments



208/32 Breese St BRUNSWICK 3056 (REI/VG)

2 📥 2 🔂 1

Price: \$515,000 **Method:** Auction Sale **Date:** 19/08/2017

Property Type: Apartment Land Size: 90 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments