

Statement of information

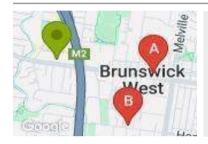
547 ALBION STREET, BRUNSWICK WEST, VIC 3055 PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BRUNSWICK WEST, VIC, 3055 Suburb Median Sale Price (House) \$1,327,500

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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



473 ALBION ST, BRUNSWICK WEST, VIC 3055 ____3 **1 a** 2 **Sale Price** **\$1,050,000 Sale Date: 31/08/2024 Distance from Property: 637m 286 HOPE ST, BRUNSWICK WEST, VIC 3055 ____3 **B**1 æ 3 **Sale Price** \$1.090.000



Distance from Property: 663m

Sale Date: 03/08/2024

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

the Estate Agents Act 1980. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of

Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

547 ALBION STREET, BRUNSWICK WEST, VIC 3055

Indicative selling price

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

Price Range:

\$1,080,000 to \$1,100,000

Median sale price

Median price	\$1,327,500	Property type	House		Suburb	BRUNSWICK WEST
Period	01 October 2023 to 30 2024) September	Source	pricefinder		

Comparable property sales

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

Address of comparable property	Price	Date of sale
473 ALBION ST, BRUNSWICK WEST, VIC 3055	**\$1,050,000	31/08/2024
286 HOPE ST, BRUNSWICK WEST, VIC 3055	\$1,090,000	03/08/2024

This Statement of Information was prepared on: 08/11/2024

