



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**44 Pearson Street,  
BRUNSWICK WEST 3055**

House

4 beds

1 bath

### Indicative selling price

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

**Range \$760,000 - \$799,000**

### Median sale price

Median **House** for **BRUNSWICKWEST** for period **Jan 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$940,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**39 Barry Street,**  
Brunswick 3056

Price **\$750,000** Sold 27 July  
2019

**46 Pearson Street,**  
Brunswick West 3055

Price **\$755,000** Sold 05  
October 2019

**27a Shamrock Street,**  
Brunswick West 3055

Price **\$810,000** Sold 11 June  
2019

This Statement of Information was prepared on 20th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Biggin & Scott Inner North

477 Sydney Road,  
Brunswick VIC 3056

### Contact agents



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