

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1 Manica Street Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

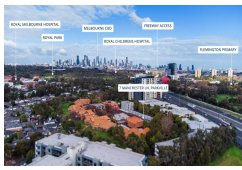
7 Manchester Lane Parkville VIC 3052	\$1,160,000	05-Jun-21
1/18 Lawson Street Essendon VIC 3040	\$1,100,000	20-Oct-21
43 Amelia Street Brunswick VIC 3056	\$1,080,000	06-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 25 November 2021

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7 Manchester Lane Parkville VIC 3052

3 2 2

Sold Price **\$1,160,000** Sold Date **05-Jun-21**

Distance **0.41km**



1/18 Lawson Street Essendon VIC 3040

3 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **20-Oct-21**

Distance **1.77km**



43 Amelia Street Brunswick VIC 3056

3 2 2

Sold Price ^{RS} **\$1,080,000** Sold Date **06-Nov-21**

Distance **2.38km**

RS = Recent sale UN = Undisclosed Sale

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