

# 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

204/50 Victoria Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between \$490,000

&

\$539,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Brunswick East

Period - From 01/04/2021

to 30/06/2021

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.~~

|   | Address of comparable property     | Price     | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 5/245 Barkly St FITZROY NORTH 3068 | \$545,000 | 08/05/2021   |
| 2 | 108/10 Charles St BRUNSWICK 3056   | \$519,000 | 25/06/2021   |
| 3 |                                    |           |              |

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.~~

This Statement of Information was prepared on:

22/09/2021 12:30

204/50 Victoria Street, Brunswick East Vic 3057

Lisa Roberts  
03 9347 1170  
0413 265 362  
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1 bed 1 bath 1 car

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$539,000  
**Median Unit Price**  
June quarter 2021: \$600,000

## Comparable Properties



5/245 Barkly St FITZROY NORTH 3068 (REI) **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$545,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** Apartment



108/10 Charles St BRUNSWICK 3056 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$519,000  
**Method:** Private Sale  
**Date:** 25/06/2021  
**Property Type:** Apartment

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.

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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