



Oxbridge Group Pty Ltd
 Level 14, 380 St Kilda Road Melbourne VIC 3004
 Tel: 1300 680 690 Agent No: 082925L

Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 310/300 Victoria St, Brunswick, 3056, VIC

Including suburb and
 postcode

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 560000 & 615000

Median sale price

Median price \$613000 Property Type Apartment Suburb Brunswick

Period - From _____ to _____ Source _____

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 1/54-84 Percy Street Brunswick VIC 3056	\$635,000	17-Nov-21
2 109/34 Union Street Brunswick VIC 3056	\$605,000	13-Nov-21
3 25/374-378 Lygon Street Brunswick East VIC 3057	\$585,000	09-Aug-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 six months.~~

This Statement of Information was prepared on: 29-Nov-21