

# 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

214 Victoria Street, Brunswick Vic 3056

### Indicative selling price

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

Single price \$1,395,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Brunswick

Period - From 01/04/2023

to 30/06/2023

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 | 82 Nicholson St BRUNSWICK EAST 3057   | \$1,430,000 | 10/09/2023   |
| 2 | 28 Osborne St BRUNSWICK 3056          | \$1,390,000 | 07/09/2023   |
| 3 | 1/124 Victoria St BRUNSWICK EAST 3057 | \$1,380,000 | 26/08/2023   |

**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:

16/09/2023 15:43

214 Victoria Street, Brunswick Vic 3056



 3  2  1

**Property Type:** House  
**Land Size:** 279 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,395,000  
**Median House Price**  
June quarter 2023: \$1,350,000

## Comparable Properties



**82 Nicholson St BRUNSWICK EAST 3057 (REI)** **Agent Comments**

 3  1  2

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 10/09/2023  
**Property Type:** House (Res)  
**Land Size:** 501 sqm approx



**28 Osborne St BRUNSWICK 3056 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,390,000  
**Method:** Sold Before Auction  
**Date:** 07/09/2023  
**Property Type:** House



**1/124 Victoria St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)

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



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