## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

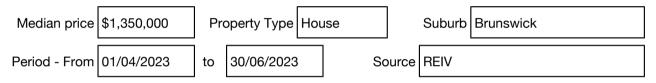
Address Including suburb and postcode

214 Victoria Street, Brunswick Vic 3056

## Indicative selling price

Single price \$1,395,000

#### Median sale price



## 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







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

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

# **Comparable Properties**



82 Nicholson St BRUNSWICK EAST 3057 (REI) Agent Comments



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



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



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



propertydata

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