Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	504/300 Victoria Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000	&	\$540,000
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Median sale price

Median price	\$595,000	Pro	perty Type	Jnit]	Suburb	Brunswick
Period - From	01/10/2020	to	30/09/2021	Se	ource	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

Address of comparable property		Price	Date of sale
1	16/10 Breese St BRUNSWICK 3056	\$577,500	10/07/2021
2	506/288 Albert St BRUNSWICK 3056	\$540,000	05/08/2021
3	308/26 Breese St BRUNSWICK 3056	\$495,000	23/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$495,000 - \$540,000 **Median Unit Price**

Year ending September 2021: \$595,000





Comparable Properties

Map Her © OpenStreetMap contributors



16/10 Breese St BRUNSWICK 3056 (REI/VG)

-2

Price: \$577.500 Method: Auction Sale Date: 10/07/2021

Property Type: Apartment

Agent Comments

Agent Comments



506/288 Albert St BRUNSWICK 3056 (REI/VG)

2

Price: \$540,000 Method: Private Sale Date: 05/08/2021

Property Type: Apartment



308/26 Breese St BRUNSWICK 3056 (REI/VG)

-- 2

Price: \$495,000 Method: Private Sale Date: 23/06/2021

Property Type: Apartment

Agent Comments





Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788

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