

## 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

B7/460 VICTORIA STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$405,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Brunswick

Period-from

2023 Q1

to

2023 Q4

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 6 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

7/304 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$390,000	19-Oct-23
2/35-37 EVELINE STREET BRUNSWICK VIC 3056	\$420,000	03-Nov-23
507/300 VICTORIA STREET BRUNSWICK VIC 3056	\$390,000	22-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 04 March 2024



**7/304 BRUNSWICK ROAD  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$390,000** Sold Date **19-Oct-23**

Distance **1.17km**



**2/35-37 EVELINE STREET  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$420,000** Sold Date **03-Nov-23**

Distance **1.26km**



**507/300 VICTORIA STREET  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$390,000** Sold Date **22-Dec-23**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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