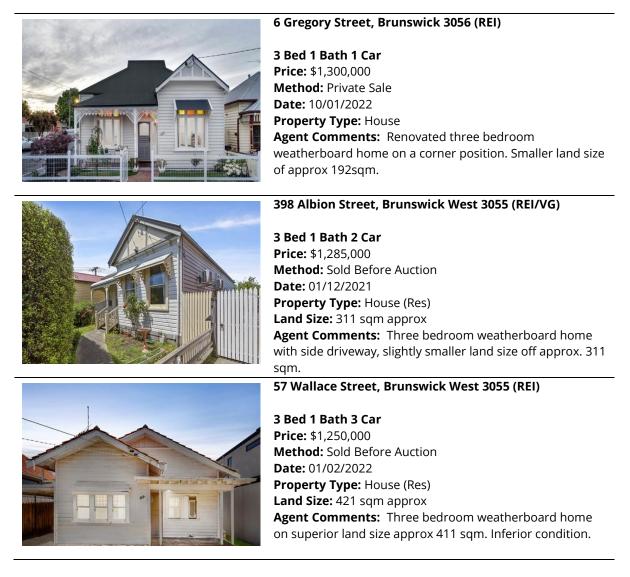
# woodards

## 510 Victoria Street, Brunswick West Vic 3055



**3 Bed 1 Bath - Car Property Type:** House **Land Size:** 334 sqm approx **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** Year ending December 2021: \$1,387,500

## **Comparable Properties**



### Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

### **Property offered for sale**

 Address
 510 Victoria Street, Brunswick West Vic 3055

 Including suburb or locality and postcode
 510 Victoria Street, Brunswick West Vic 3055

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

| Range betweer     | \$1,200,000 |          | &     | \$1,300 | 0,000       | ]    |  |
|-------------------|-------------|----------|-------|---------|-------------|------|--|
| Median sale price |             | _        |       |         |             |      |  |
| Median price      | \$1,387,500 | House    | x     | Suburb  | Brunswick V | Vest |  |
| Period - From     | 01/01/2021  | to 31/12 | /2021 |         | Source RE   | IV   |  |

### **Comparable property sales**

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 |
|--|-------------|--------------|
| 6 Gregory Street, BRUNSWICK 3056       | \$1,300,000 | 10/01/2022   |
| 398 Albion Street, BRUNSWICK WEST 3055 | \$1,285,000 | 01/12/2021   |
| 57 Wallace Street, BRUNSWICK WEST 3055 | \$1,250,000 | 01/02/2022   |

This Statement of Information was prepared on:

15/02/2022 20:38



This guide must not be taken as legal advice.