

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

131 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,375,000 & \$1,450,000

Median sale price

Median price \$1,247,000 House ☒ Unit ☐ Suburb Brunswick

Period - From 01/04/2017 to 31/03/2018 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	4 Burchett St BRUNSWICK 3056	\$1,406,000	19/05/2018
2	58 Mitchell St BRUNSWICK 3056	\$1,325,000	01/05/2018
3	72 Lydia St BRUNSWICK 3056	\$1,314,000	19/05/2018

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.

131 Victoria Street, Brunswick Vic 3056

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Rooms:
Property Type: House (Res)
Land Size: 323 approx sqm
approx
Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,450,000
Median House Price
Year ending March 2018: \$1,247,000

Comparable Properties



4 Burchett St BRUNSWICK 3056 (REI)

Agent Comments

3 2 -

Price: \$1,406,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)



58 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments

3 1 -

Price: \$1,325,000
Method: Sold Before Auction
Date: 01/05/2018
Rooms: -
Property Type: House (Res)



72 Lydia St BRUNSWICK 3056 (REI)

Agent Comments

3 1 1

Price: \$1,314,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)