

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

22/174-176 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$576,000 Property Type Unit Suburb Brunswick

Period - From 18/11/2020 to 17/11/2021 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 | 1/337 Sydney Rd BRUNSWICK 3056 | \$460,000 | 14/06/2021 |
| 2 | 26/174-176 Victoria St BRUNSWICK 3056 | \$447,000 | 30/07/2021 |
| 3 | 501/200 Lygon St BRUNSWICK EAST 3057 | \$435,000 | 29/07/2021 |

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:

18/11/2021 16:17

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Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

18/11/2020 - 17/11/2021: \$576,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/337 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Sold Before Auction

Date: 14/06/2021

Property Type: Apartment



26/174-176 Victoria St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$447,000

Method: Private Sale

Date: 30/07/2021

Property Type: Apartment



501/200 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 29/07/2021

Property Type: Apartment

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