

## 311D/460 Victoria Street, Brunswick Vic 3056



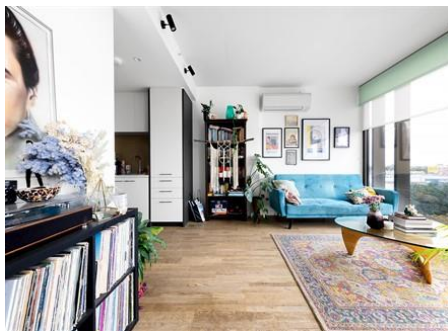
**1 Bed 1 Bath 1 Car**  
**Rooms:** 1  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$380,000  
**Median House Price**  
 Year ending September 2023:  
 \$545,000

## Comparable Properties



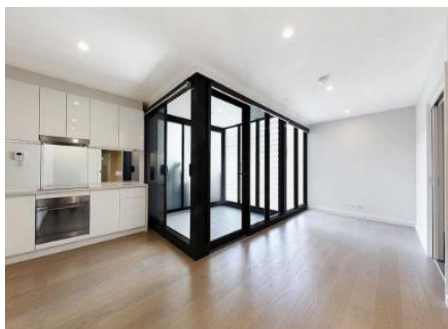
### 302/20 Breese Street, Brunswick 3056 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$362,500  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Apartment  
**Agent Comments:** Similar location, same accommodation and condition



### 509/288 Albert Street, Brunswick 3056 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 17/07/2023  
**Property Type:** Apartment  
**Agent Comments:** superior condition, new and modern, same accommodation



### 312/10-14 Hope Street, Brunswick 3056 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** Apartment  
**Agent Comments:** Similar location, same accommodation and condition, inferior size

## 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  
Including suburb or  
locality and postcode

311D/460 Victoria Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$380,000

#### Median sale price

Median price

\$545,000

Unit

x

Suburb

Brunswick

Period - From

01/10/2022

to

30/09/2023

Source

REIV

#### 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
302/20 Breese Street, BRUNSWICK 3056	\$362,500	28/09/2023
509/288 Albert Street, BRUNSWICK 3056	\$350,000	17/07/2023
312/10-14 Hope Street, BRUNSWICK 3056	\$350,000	27/09/2023

This Statement of Information was prepared on:

18/12/2023