

## 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

D213/460 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) (\*Delete single price or range as applicable)

Single Price

\$497,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Other

Suburb

Brunswick

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5/99 Brickworks Drive Brunswick VIC 3056   | \$452,500 | 19-Aug-20 |
| 206/33-35 Breese Street Brunswick VIC 3056 | \$525,000 | 14-Oct-20 |
| 402/5 Union Street Brunswick VIC 3056      | \$526,000 | 06-Aug-20 |

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: 02 December 2020

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**5/99 Brickworks Drive Brunswick  
VIC 3056**

Sold Price

RS

**\$452,500**Sold Date **19-Aug-20** 2  1  1Distance **0.44km****206/33-35 Breese Street Brunswick  
VIC 3056**

Sold Price

**\$525,000**Sold Date **14-Oct-20** 2  1  1Distance **1.06km****402/5 Union Street Brunswick VIC  
3056**

Sold Price

**\$526,000**Sold Date **06-Aug-20** 2  1  1Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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