

## 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

20/178-180 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

\$359,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2021

to

31 Jul 2022

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

17/178-180 VICTORIA STREET BRUNSWICK VIC 3056	\$461,000	09-Apr-22
5/250 GLENLYON ROAD BRUNSWICK EAST VIC 3057	\$360,000	25-Apr-22
1/16 WALLACE STREET BRUNSWICK WEST VIC 3055	\$380,200	06-May-22

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: 09 August 2022

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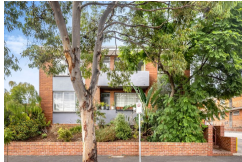


**17/178-180 VICTORIA STREET  
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$461,000** Sold Date **09-Apr-22**

Distance **0km**



**5/250 GLENLYON ROAD  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$360,000** Sold Date **25-Apr-22**

Distance **0.99km**



**1/16 WALLACE STREET  
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$380,200** Sold Date **06-May-22**

Distance **2.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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