

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

D317/460 VICTORIA STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

Other

Suburb

Brunswick

Period-from

01 May 2022

to

30 Apr 2023

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

3/1 POTTERY COURT BRUNSWICK VIC 3056	\$465,000	23-May-23
1/7 ALLARD STREET BRUNSWICK WEST VIC 3055	\$477,000	21-Apr-23
112/8-38 PERCY STREET BRUNSWICK VIC 3056	\$465,000	20-Feb-23

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: 31 May 2023

Andrew Wood
 P 03 8539 3333
 M 0419 775656
 E andrew@woodproperty.com.au



3/1 POTTERY COURT BRUNSWICK VIC 3056

 2  1  1

Sold Price

^{RS} **\$465,000** Sold Date **23-May-23**

Distance **0.54km**



1/7 ALLARD STREET BRUNSWICK WEST VIC 3055

 2  1  1

Sold Price

^{RS} **\$477,000** Sold Date **21-Apr-23**

Distance **0.75km**



112/8-38 PERCY STREET BRUNSWICK VIC 3056

 2  1  1

Sold Price

\$465,000 Sold Date **20-Feb-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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