

## 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

G02/50 Victoria Street Brunswick East VIC 3057

### 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

or range  
between

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2021

to

31 Jan 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

B205/55 John Street Brunswick East VIC 3057	\$595,000	11-Aug-21
211/92-96 Albert Street Brunswick East VIC 3057	\$595,000	16-Nov-21
2/10 Beith Street Brunswick VIC 3056	\$600,000	08-Oct-21

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 February 2022



**B205/55 John Street Brunswick  
East VIC 3057**

 2  2  1

Sold Price

**\$595,000**

Sold Date

**11-Aug-21**

Distance

**0.32km**



**211/92-96 Albert Street Brunswick  
East VIC 3057**

 2  2  1

Sold Price

Sold Date

**16-Nov-21**

Distance

**0.53km**



**2/10 Beith Street Brunswick VIC  
3056**

 2  2  1

Sold Price

**\$600,000**

Sold Date

**08-Oct-21**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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