

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

215/48 Victoria Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Brunswick

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 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
1	B309/460 Victoria St BRUNSWICK 3056	\$520,000	01/04/2021
2	413/37-43 Breese St BRUNSWICK 3056	\$550,000	21/06/2021
3	1/125 Holden St FITZROY NORTH 3068	\$531,000	22/05/2021

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 six months.~~

This Statement of Information was prepared on:

28/06/2021 17:43

215/48 Victoria Street, Brunswick Vic 3056

**Jellis
Craig**

Liam Carrington

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

March quarter 2021: \$1,310,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



B309/460 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 01/04/2021

Property Type: Unit



413/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment



1/125 Holden St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

Price: \$531,000

Method: Private Sale

Date: 22/05/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919