

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

D116/460 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

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

201/20 BREESE STREET BRUNSWICK VIC 3056	\$570,000	24-Oct-23
1/126 ALBION STREET BRUNSWICK VIC 3056	\$530,500	13-Oct-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: 15 February 2024

**201/20 BREESE STREET
BRUNSWICK VIC 3056**2  1  1 

Sold Price

\$570,000

Sold Date

24-Oct-23

Distance

1.09km**1/126 ALBION STREET BRUNSWICK
VIC 3056**2  1  1 

Sold Price

\$530,500

Sold Date

13-Oct-23

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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