

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

30/123 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/01/2022

to

31/03/2022

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	11/226 Glenlyon Rd BRUNSWICK EAST 3057	\$295,000	19/11/2021
2	8/115 Shaftesbury Pde THORNBURY 3071	\$280,000	11/03/2022
3			

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:

27/04/2022 14:42



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$269,000

Median Unit Price
March quarter 2022: \$660,000

Comparable Properties



11/226 Glenlyon Rd BRUNSWICK EAST 3057 **Agent Comments**
(REI)

 1  1  1

Price: \$295,000
Method: Private Sale
Date: 19/11/2021
Property Type: Apartment



8/115 Shaftesbury Pde THORNBURY 3071 **Agent Comments**
(REI)

 1  1  1

Price: \$280,000
Method: Private Sale
Date: 11/03/2022
Property Type: Unit

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.

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