

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

C304/460 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2023

to

31 Mar 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

D116/460 VICTORIA STREET BRUNSWICK VIC 3056	\$578,000	16-Mar-24
4/376 ALBERT STREET BRUNSWICK VIC 3056	\$535,000	07-Mar-24
11/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$550,000	24-Nov-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: 30 April 2024



**D116/460 VICTORIA STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$578,000** Sold Date **16-Mar-24**

Distance **0km**



**4/376 ALBERT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$535,000** Sold Date **07-Mar-24**

Distance **0.16km**



**11/97 BRICKWORKS DRIVE
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$550,000** Sold Date **24-Nov-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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