

## 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

B202/460 Victoria Street Brunswick VIC 3056

### 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2019

to

31 Dec 2019

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

30/99 Brickworks Drive Brunswick VIC 3056	\$490,000	13-Aug-19
107/8-38 Percy Street Brunswick VIC 3056	\$462,000	02-Aug-19
113/8-38 Percy Street Brunswick VIC 3056	\$480,000	23-Sep-19

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: 06 January 2020



**30/99 Brickworks Drive Brunswick  
VIC 3056**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**13-Aug-19**

Distance

**0.44km**



**107/8-38 Percy Street Brunswick  
VIC 3056**

 2  1  1

Sold Price

**\$462,000**

Sold Date

**02-Aug-19**

Distance

**0.81km**



**113/8-38 Percy Street Brunswick  
VIC 3056**

 2  1  1

Sold Price

**\$480,000**

Sold Date

**23-Sep-19**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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