

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

c311/460 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2021

to

31/12/2021

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	310/300 Victoria St BRUNSWICK 3056	\$584,500	22/12/2021
2	504/300 Victoria St BRUNSWICK 3056	\$540,000	14/11/2021
3	112/300 Victoria St BRUNSWICK 3056	\$530,000	06/10/2021

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:

01/03/2022 12:05



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Property Type: Apartment

Agent Comments

Comparable Properties

310/300 Victoria St BRUNSWICK 3056 (VG)

Agent Comments

 2  -  -

Price: \$584,500

Method: Sale

Date: 22/12/2021

Property Type: Flat/Unit/Apartment (Res)

504/300 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$540,000

Method: Sold Before Auction

Date: 14/11/2021

Property Type: Apartment

112/300 Victoria St BRUNSWICK 3056 (VG)

Agent Comments

 2  -  -

Price: \$530,000

Method: Sale

Date: 06/10/2021

Property Type: Flat/Unit/Apartment (Res)