

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 St, Brunswick VIC 3056

Indicative selling price

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

~~Single price~~ \$* or range between \$* 480,000 & \$ 520,000

Median sale price

Median price \$ 625,000

Property type UNIT

Suburb Brunswick

Period - From 2021 Q2

to

2022 Q1

Source REIV

Comparable property sales

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	A208/460 Victoria St, Brunswick	\$ 590,000	05/05/2022
2	C311/460 Victoria St, Brunswick	\$ 500,000	18/03/2022
3	94/108 Union St, Brunswick	\$ 530,000	12/02/2022

~~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: 19/05/2022