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	Apt 511/300 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between $435,000 & $460,000

Median sale price

Median price $520,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2022 to 31/12/2022 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	608/300 Victoria St BRUNSWICK 3056	$525,000	07/03/2023
2	A308/460 Victoria St BRUNSWICK 3056	$485,000	27/10/2022
3	314/300 Victoria St BRUNSWICK 3056	$430,000	15/02/2023

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: 29/03/2023 14:555

Apt 511/300 Victoria Street, Brunswick Vic 3056

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$435,000 - $460,000
Median Unit Price
December quarter 2022: $520,000

Comparable Properties



608/300 Victoria St BRUNSWICK 3056 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 07/03/2023
Property Type: Apartment

Agent Comments



A308/460 Victoria St BRUNSWICK 3056 (VG)

2 - -

Price: $485,000
Method: Sale
Date: 27/10/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



314/300 Victoria St BRUNSWICK 3056 (REI)

2 1 1

Price: $430,000
Method: Private Sale
Date: 15/02/2023
Property Type: Apartment

Agent Comments

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