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	D207/460 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	$500,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	Unit	Suburb	Brunswick
Period-from	01 Oct 2020	to	30 Sep 2021	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
B303/460 Victoria Street Brunswick VIC 3056	$511,500	31-Mar-21
B309/460 Victoria Street Brunswick VIC 3056	$520,000	18-Mar-21
C211/460 Victoria Street Brunswick VIC 3056	$520,000	09-Mar-21

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: 16 October 2021

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B303/460 Victoria Street Brunswick VIC 3056

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Sold Price **$511,500** Sold Date **31-Mar-21**

Distance **-**



B309/460 Victoria Street Brunswick VIC 3056

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Sold Price **$520,000** Sold Date **18-Mar-21**

Distance **-**



C211/460 Victoria Street Brunswick VIC 3056

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Sold Price Sold Date **09-Mar-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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