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	5/182 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $1,216,500 Property Type House Suburb Brunswick

Period - From 01/07/2020 to 30/06/2021 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	36 Amelia St BRUNSWICK 3056	$1,065,000	02/06/2021
2	1/132 Blyth St BRUNSWICK EAST 3057	$1,010,000	14/07/2021
3	5/22 Miller St BRUNSWICK EAST 3057	$1,000,000	17/07/2021

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: 25/08/2021 17:31

5/182 Victoria Street, Brunswick Vic 3056



3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
Year ending June 2021: $1,216,500

Comparable Properties



36 Amelia St BRUNSWICK 3056 (REI/VG)

3 2 1

Price: $1,065,000
Method: Sold Before Auction
Date: 02/06/2021
Property Type: Townhouse (Res)

Agent Comments



1/132 Blyth St BRUNSWICK EAST 3057 (REI)

3 2 1

Price: $1,010,000
Method: Sold Before Auction
Date: 14/07/2021
Property Type: Townhouse (Res)

Agent Comments



5/22 Miller St BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $1,000,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata .com.au

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