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	205/6 Florence Street, Brunswick Vic 3056

Indicative selling price

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

Range between $760,000 & $800,000

Median sale price

Median price $561,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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	106/8 Michael St BRUNSWICK 3056	$820,000	30/06/2023
2	304/6 Florence St BRUNSWICK 3056	$795,000	30/10/2023
3	505/216 Albion St BRUNSWICK 3056	$785,000	23/09/2023

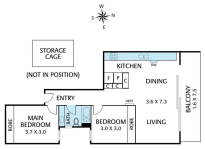
OR

~~**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: 24/12/2023 10:58

205/6 Florence Street, Brunswick Vic 3056

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2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$760,000 - $800,000
Median Unit Price
September quarter 2023: $561,500

Comparable Properties



106/8 Michael St BRUNSWICK 3056 (REI)

2 2 1

Price: $820,000
Method: Private Sale
Date: 30/06/2023
Property Type: Apartment
Land Size: 167 sqm approx

Agent Comments



304/6 Florence St BRUNSWICK 3056 (REI)

2 1 -

Price: $795,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment

Agent Comments



505/216 Albion St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $785,000
Method: Private Sale
Date: 23/09/2023
Property Type: Apartment

Agent Comments

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