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	25/174-176 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Single price	$500,000

Median sale price

Median price	$615,000	Property Type	Unit	Suburb	Brunswick
Period - From	01/04/2024	to	30/06/2024	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	2/51 Union St BRUNSWICK 3056	$545,000	27/06/2024
2	3/53 De Carle St BRUNSWICK 3056	$525,000	05/06/2024
3	1/5 Mitchell St BRUNSWICK 3056	$460,000	30/05/2024

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.~~

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25/174-176 Victoria Street, Brunswick Vic 3056

Matthew Layburn
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Indicative Selling Price
$500,000
Median Unit Price
June quarter 2024: $615,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/51 Union St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $545,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit

Agent Comments

Larger Internally, Floating Floors



3/53 De Carle St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 05/06/2024
Rooms: 3
Property Type: Apartment

Agent Comments

Newer Renovation



1/5 Mitchell St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $460,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Apartment

Agent Comments

Similar Size and Condition No Balcony

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