Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	104/9 Florence Street, Brunswick Vic 3056

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $629,000 Property Type Unit Suburb Brunswick

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	503/216 Albion St BRUNSWICK 3056	$820,000	28/06/2022
2	403/9 Florence St BRUNSWICK 3056	$810,000	09/08/2022
3	204/6 Florence St BRUNSWICK 3056	$810,000	13/01/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12/01/2023 10:35

104/9 Florence Street, Brunswick Vic 3056

Lisa Roberts
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2 1 0

Property Type: Sustainable apartment
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
September quarter 2022: $629,000

Comparable Properties



503/216 Albion St BRUNSWICK 3056 (REI/VG)

2 1 -

Agent Comments

Price: $820,000
Method: Private Sale
Date: 28/06/2022
Property Type: Unit



403/9 Florence St BRUNSWICK 3056 (REI/VG)

2 1 -

Agent Comments

Price: $810,000
Method: Private Sale
Date: 09/08/2022
Property Type: Apartment



204/6 Florence St BRUNSWICK 3056 (REI/VG)

2 1 -

Agent Comments

Price: $810,000
Method: Private Sale
Date: 13/01/2022
Property Type: Apartment

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