

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

206/300 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2018

to

30 Nov 2019

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

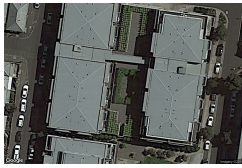
104/1-31 Lux Way Brunswick VIC 3056	\$540,000	30-Sep-19
104/54-84 Percy Street Brunswick VIC 3056	\$500,000	04-Sep-19
417/300 Victoria Street Brunswick VIC 3056	\$555,000	06-Aug-19

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: 09 December 2019

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104/1-31 Lux Way Brunswick VIC 3056

Sold Price **\$540,000** Sold Date **30-Sep-19**

2 2 1

Distance **0.46km**

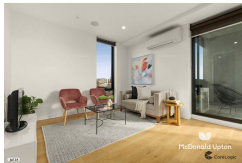


104/54-84 Percy Street Brunswick VIC 3056

Sold Price **\$500,000** Sold Date **04-Sep-19**

2 2 1

Distance **0.46km**



417/300 Victoria Street Brunswick VIC 3056

Sold Price **\$555,000** Sold Date **06-Aug-19**

2 2 1

Distance **-**

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

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