

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 5/499 - 501 Victoria Street, BRUNSWICK WEST 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$541,000 - \$595,000**

### Median sale price

Median **House** for **BRUNSWICKWEST** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$460,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>307/460 Victoria Street,</b> Brunswick 3056	Price <b>\$588,000</b> Sold 24 August 2019
<b>2/60 Hope Street,</b> Brunswick West 3055	Price <b>\$582,000</b> Sold 27 July 2019
<b>2/38 Melville Road,</b> Brunswick West 3055	Price <b>\$491,000</b> Sold 21 June 2019

This Statement of Information was prepared on 14th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House  
2 beds 2 baths 1 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



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**Stockdale  
& Leggo**