

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

214 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 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	52 Victoria Gr BRUNSWICK 3056	\$1,300,000	12/08/2023
2	39 Garnet St BRUNSWICK 3056	\$1,300,000	29/07/2023
3	51 Canberra St BRUNSWICK 3056	\$1,250,000	05/07/2023

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:

23/08/2023 11:39

214 Victoria Street, Brunswick Vic 3056



 3  2  1

Property Type: House
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
June quarter 2023: \$1,350,000

Comparable Properties



52 Victoria Gr BRUNSWICK 3056 (REI)

Agent Comments

 3  1  -

Price: \$1,300,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)



39 Garnet St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  1

Price: \$1,300,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)



51 Canberra St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  1

Price: \$1,250,000
Method: Sold Before Auction
Date: 05/07/2023
Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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