

# 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

215 Victoria Street, Brunswick Vic 3056

### Indicative selling price

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

Range between \$730,000 & \$803,000

### Median sale price

Median price \$561,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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	4/2 Strettle St THORNBURY 3071	\$822,000	07/10/2023
2	29 Gear St BRUNSWICK EAST 3057	\$780,000	07/10/2023
3	4/48 The Grove COBURG 3058	\$763,000	10/06/2023

**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:

24/10/2023 10:57



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**Property Type:** Apartment

**Land Size:** subdivided land sqm approx

Agent Comments

## Comparable Properties

4/2 Strettle St THORBURY 3071 (REI)

Agent Comments

2   -   -

**Price:** \$822,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



29 Gear St BRUNSWICK EAST 3057 (REI)

Agent Comments

2   1   1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Townhouse (Res)



4/48 The Grove COBURG 3058 (REI)

Agent Comments

2   1   1

**Price:** \$763,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** Villa