

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 305/6 Florence Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$795,000 & \$860,000

Median sale price

Median price \$579,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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	502/201 Albert St BRUNSWICK 3056	\$870,000	20/04/2024
2	205/6 Florence St BRUNSWICK 3056	\$848,000	17/01/2024
3	112/269 Stewart St BRUNSWICK EAST 3057	\$835,000	02/03/2024

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: 21/05/2024 10:46

305/6 Florence Street, Brunswick Vic 3056

Lisa Roberts

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 2  1  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$795,000 - \$860,000

Median Unit Price

Year ending March 2024: \$579,000

Comparable Properties



502/201 Albert St BRUNSWICK 3056 (REI)

Agent Comments

 2  2  1

Price: \$870,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Apartment



205/6 Florence St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  1  -

Price: \$848,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment



112/269 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  1  1

Price: \$835,000

Method: Private Sale

Date: 02/03/2024

Property Type: Unit

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



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