

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

508/300 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2022

to

30 Sep 2023

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

113/300 VICTORIA STREET BRUNSWICK VIC 3056	\$340,000	21-Jun-23
509/288 ALBERT STREET BRUNSWICK VIC 3056	\$350,000	17-Jul-23
302/20 BREESE STREET BRUNSWICK VIC 3056	\$362,500	28-Sep-23

OR

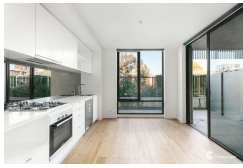
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 October 2023

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**113/300 VICTORIA STREET
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$340,000** Sold Date **21-Jun-23**

Distance **0km**



**509/288 ALBERT STREET
BRUNSWICK VIC 3056**

 1  1  1

Sold Price ^{RS} **\$350,000** Sold Date **17-Jul-23**

Distance **0.28km**



**302/20 BREESE STREET
BRUNSWICK VIC 3056**

 1  1  1

Sold Price ^{RS} **\$362,500** Sold Date **28-Sep-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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