

# 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

52 Victoria Grove, 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 \$1,150,000

&

\$1,250,000

### 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	242 Albion St BRUNSWICK 3056	\$1,250,000	01/07/2023
2	51 Hope St BRUNSWICK 3056	\$1,280,000	13/05/2023
3	26 Eveline St BRUNSWICK 3056	\$1,280,000	28/04/2023

**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:

19/07/2023 10:10



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 224 sqm approx  
Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2023: \$1,350,000

## Comparable Properties



242 Albion St BRUNSWICK 3056 (REI)

Agent Comments



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)



51 Hope St BRUNSWICK 3056 (REI/VG)

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 146 sqm approx



26 Eveline St BRUNSWICK 3056 (REI/VG)

Agent Comments



**Price:** \$1,280,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2023  
**Property Type:** House  
**Land Size:** 216 sqm approx