

# 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 54 Victoria Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Brunswick East

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	6 Maghull St BRUNSWICK EAST 3057	\$1,305,000	16/12/2023
2	3 Lawrence St BRUNSWICK 3056	\$1,290,000	18/11/2023
3	80 Donald St BRUNSWICK 3056	\$1,080,000	18/11/2023

**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.~~

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2 1 1

**Property Type:** House (Res)

**Land Size:** 220 sqm approx

**Agent Comments**

Just walking distance to Fleming Park, iconic Lygon St and CBD trams, this truly delightful two bedroom Edwardian boasts a flexible floorplan, updated finishes and convenient rear ROW/OSP.

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2023: \$1,390,000

## Comparable Properties



**6 Maghull St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**3 Lawrence St BRUNSWICK 3056 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)



**80 Donald St BRUNSWICK 3056 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House

**Account - Jellis Craig | P: 03 9403 9300**