

# 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 22 Balmoral Avenue, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,397,000 Property Type House Suburb Brunswick East

Period - From 01/01/2024 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	27 De Carle St BRUNSWICK 3056	\$1,925,000	08/04/2024
2	34 Auburn Av NORTHCOTE 3070	\$1,880,000	07/03/2024
3	25 Latrobe St BRUNSWICK 3056	\$1,702,000	22/04/2024

**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: 08/05/2024 11:14



**Property Type:** House (Res)

**Land Size:** 491 sqm approx

**Agent Comments**

Exclusively located in the Northcote High zone near Allard Park, this captivating three bedroom plus study Californian Bungalow offers a perfect mix of character, comfort and convenience.

## Comparable Properties



**27 De Carle St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,925,000

**Method:** Sold Before Auction

**Date:** 08/04/2024

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**34 Auburn Av NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 07/03/2024

**Property Type:** House (Res)

**Land Size:** 516 sqm approx



**25 Latrobe St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$1,702,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** House

**Land Size:** 432 sqm approx