## 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								
Range betwee	n \$1,800,000		&		\$1,900,0	00		
Median sale price								
Median price	\$1,397,000	Pro	operty Type	Hou	se		Suburb	Brunswick East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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





nigelharry@jelliscraig.com.au

March quarter 2024: \$1,397,000

Indicative Selling Price \$1,800,000 - \$1,900,000

**Median House Price** 

Nigel Harry 03 9403 9300 0412 464 116



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) 2 6 4 Price: \$1,925,000 Method: Sold Before Auction Date: 08/04/2024 Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments
3 Image: 13Image: 13Image: 1Price: \$1,880,000Method: Sold Before AuctionDate: 07/03/2024Property Type: House (Res)Land Size: 516 sqm approx	Agent Comments
25 Latrobe St BRUNSWICK 3056 (REI) 4 1 1 1 Price: \$1,702,000 Method: Private Sale Date: 22/04/2024 Property Type: House Land Size: 432 sqm approx	Agent Comments

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



propertydata

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