

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

3 Ballarat Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

&

\$930,000

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	2/22 Gray St BRUNSWICK 3056	\$900,000	26/02/2023
2	3/116 Nicholson St BRUNSWICK EAST 3057	\$888,000	22/06/2023
3			

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:

11/08/2023 11:48

3 Ballarat Street, Brunswick Vic 3056

Lisa Roberts
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2 1 0

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
June quarter 2023: \$1,350,000

Comparable Properties

2/22 Gray St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

Price: \$900,000

Method: Sale

Date: 26/02/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

3/116 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$888,000

Method: Sold Before Auction

Date: 22/06/2023

Property Type: Townhouse (Res)

Land Size: 372 sqm approx

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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