Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	305/9 Village Avenue, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$560,000	Pro	perty Type	Jnit		Suburb	Brunswick East
Period - From	01/01/2023	to	31/12/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	12/395 Lygon St BRUNSWICK EAST 3057	\$700,000	25/11/2023
2	302/8 Hope St BRUNSWICK 3056	\$660,000	08/01/2024
3	314/5 Beavers Rd NORTHCOTE 3070	\$660,000	07/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/	/03/2024 12:37
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Indicative Selling Price \$650,000 - \$715,000 Median Unit Price Year ending December 2023: \$560,000





Property Type: Apartment Agent Comments

Comparable Properties

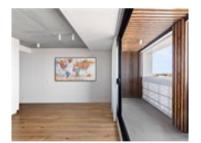


12/395 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments

1 2 **1** 2 **1**

Price: \$700,000 Method: Auction Sale Date: 25/11/2023

Property Type: Apartment



302/8 Hope St BRUNSWICK 3056 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 08/01/2024

Property Type: Apartment

Agent Comments



314/5 Beavers Rd NORTHCOTE 3070 (REI/VG) Agent Comments

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Price: \$660,000 **Method:** Private Sale **Date:** 07/10/2023

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



