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

365 Brunswick Road, Brunswick Vic 3056

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$1,100,000 | | & | | \$1,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,300,000 | Pro | operty Type | Hou | ISE | | Suburb | Brunswick |
| Period - From | 01/01/2023 | to | 31/12/2023 | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 7 Wilkinson St BRUNSWICK 3056 | \$1,225,000 | 09/12/2023 |
| 2 | 311 Albion St BRUNSWICK 3056 | \$1,200,000 | 13/09/2023 |
| 3 | 34 Frederick St BRUNSWICK 3056 | \$1,170,000 | 02/12/2023 |

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.

This Statement of Information was prepared on:

12/03/2024 14:00





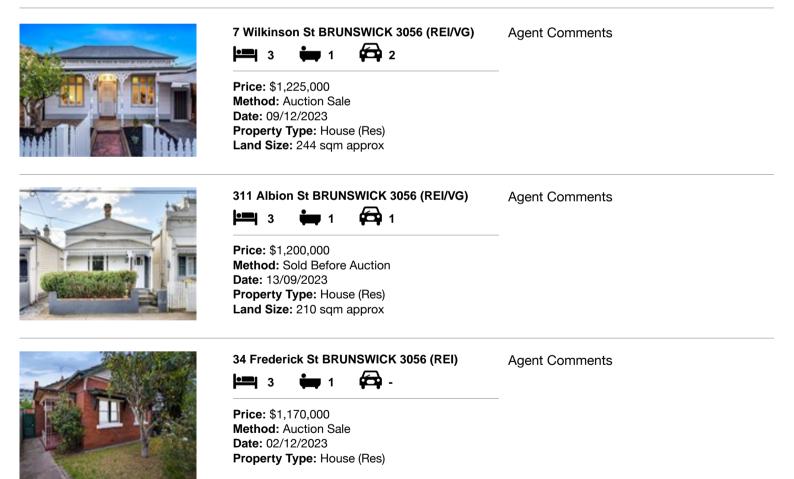




Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2023: \$1,300,000

Comparable Properties



Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



propertydata

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