## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

7a Blair Street, Brunswick Vic 3056
'a

#### Indicative selling price

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

Range between \$850,000	&	\$930,000
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#### Median sale price

Median price \$1,300,000	Property Type H	ouse	Suburb	Brunswick
Period - From 01/10/2022	to 30/09/2023	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

Add	dress of comparable property	Price	Date of sale
1	5/8 De Carle St BRUNSWICK 3056	\$905,000	28/10/2023
2	2/213 Weston St BRUNSWICK EAST 3057	\$905,000	16/09/2023
3	1/22 Howson St BRUNSWICK WEST 3055	\$900,000	06/09/2023

#### 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:	01/11/2023 12:07



Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

> **Indicative Selling Price** \$850,000 - \$930,000 **Median House Price**

Year ending September 2023: \$1,300,000

Rooms: 4

Property Type: Townhouse

(Single)

Land Size: 105 sqm approx

**Agent Comments** 



## Comparable Properties



5/8 De Carle St BRUNSWICK 3056 (REI)

**6** 1 **-**2 2

Price: \$905.000 Method: Auction Sale Date: 28/10/2023

Property Type: Townhouse (Res) Land Size: 122 sqm approx

**Agent Comments** 

Agent Comments



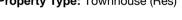
Price: \$905,000 Method: Auction Sale Date: 16/09/2023

Property Type: Townhouse (Res)



(REI)













Price: \$900,000

**-** 2

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Townhouse (Res)

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



