

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

64a Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,387,000

Property Type House

Suburb Brunswick

Period - From 01/04/2021

to 31/03/2022

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	3/1 Curtis PI BRUNSWICK 3056	\$1,330,000	11/12/2021
2	13 Rope Wlk BRUNSWICK 3056	\$1,175,000	05/03/2022
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:

10/06/2022 11:58

64a Tinning Street, Brunswick Vic 3056

Lisa Roberts

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3 3 1

Property Type: Warehouse conversion

Land Size: 91 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending March 2022: \$1,387,000

Comparable Properties



3/1 Curtis PI BRUNSWICK 3056 (REI/VG)

3 1 2

Price: \$1,330,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Townhouse (Res)

Agent Comments

64a Tinning Street Brunswick has two bathrooms and a powder room and one car space.



13 Rope Wik BRUNSWICK 3056 (REI/VG)

3 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

Agent Comments

64a Tinning Street Brunswick has two bathrooms 13 Rope Walk only one.

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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