## 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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,180,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,387,000	Pro	operty Type	Hou	ise		Suburb	Brunswick
Period - From	01/04/2021	to	31/03/2022		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 sixmonths 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	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

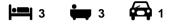
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/06/2022 11:58







Property Type: Warehouse conversion Land Size: 91 sqm approx Agent Comments

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

**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) 



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)



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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