

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 11 Laura Street, Brunswick, VIC 3056

Indicative selling price

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

Price Range \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Brunswick (3056)

Period - From 19/04/2021 to 19/04/2022 Source Pricefinder

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
24 BARRY STREET, BRUNSWICK VIC 3056	\$1,302,000	26/03/2022
4 LYDIA STREET, BRUNSWICK VIC 3056	\$1,300,000	11/12/2021

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21/04/2022