## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 3 Davison Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,370,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,387,500	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	01/04/2022	to	30/06/2022		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 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	4 Akeroa Av BRUNSWICK EAST 3057	\$1,580,000	07/05/2022
2	59 Dawson St BRUNSWICK 3056	\$1,385,000	16/07/2022
3	29 Hanover St BRUNSWICK 3056	\$1,325,000	24/06/2022

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:

31/08/2022 10:17





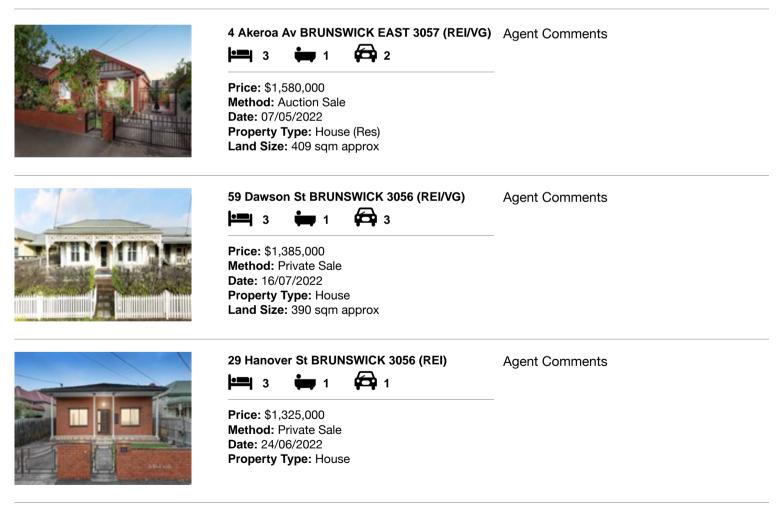
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**Property Type:** House **Land Size:** 370 sqm approx Agent Comments Adrian Petrucelli 0403 096 839 adrianpetrucelli@jelliscraig.com.au

> Indicative Selling Price \$1,370,000 - \$1,500,000 Median House Price June quarter 2022: \$1,387,500

# **Comparable Properties**



#### Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888





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