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 243 Victoria Street, Brunswick Vic 3056

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-------------------|-------------------|------|--------------|------|-------------|------|--------|-----------|--|
| Range betweer | \$1,650,000 | | & | | \$1,780,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,400,000 | Pro | operty Type | Hou | se | | Suburb | Brunswick | |
| Period - From | 01/10/2021 | to | 31/12/2021 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 209 Barkly St BRUNSWICK 3056 | \$1,750,000 | 05/11/2021 |
| 2 | 93 Blyth St BRUNSWICK 3056 | \$1,712,000 | 02/12/2021 |
| 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:

25/03/2022 10:15







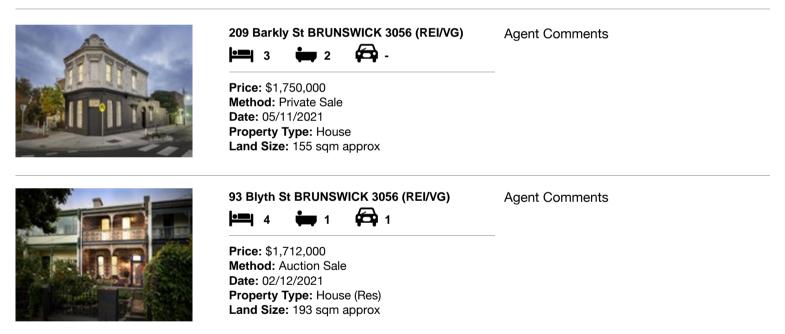


Property Type: House Agent Comments

Franca Katsaris 03 9830 0990 0417 017 146 fkatsaris@hamkerrproperty.com.au

Indicative Selling Price \$1,650,000 - \$1,780,000 Median House Price December quarter 2021: \$1,400,000

Comparable Properties



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 - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983

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