## 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**<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:

25/03/2022 10:15







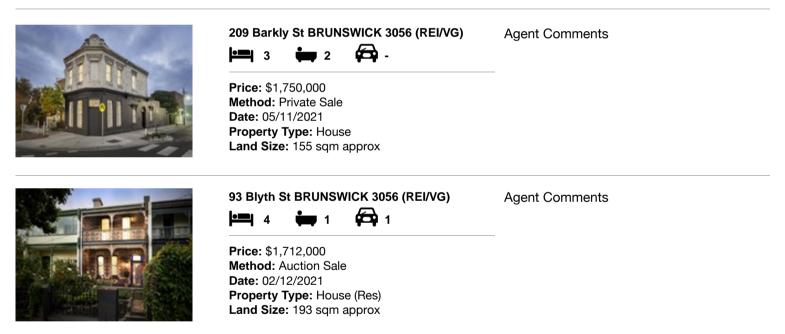


**Property Type:** House Agent Comments

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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