

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

11 Balmer Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$2,000,000 & \$2,150,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Brunswick

Period - From 01/01/2021 to 31/03/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	114 Stewart St BRUNSWICK 3056	\$2,240,000	22/05/2021
2	9 Noel St BRUNSWICK EAST 3057	\$2,165,000	24/04/2021
3	33 Hunter St BRUNSWICK WEST 3055	\$2,152,000	12/12/2020

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:

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Indicative Selling Price

\$2,000,000 - \$2,150,000

Median House Price

March quarter 2021: \$1,310,000



4 1 0

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



114 Stewart St BRUNSWICK 3056 (REI)

Agent Comments

5 3 2

Price: \$2,240,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)



9 Noel St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 2

Price: \$2,165,000

Method: Sold Before Auction

Date: 24/04/2021

Property Type: House (Res)

Land Size: 459 sqm approx



33 Hunter St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

4 2 1

Price: \$2,152,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 466 sqm approx