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

3/58 Heller Street, Brunswick West Vic 3055

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$560,000		&		\$610,000			
Median sale p	rice							
Median price	\$510,000	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	01/07/2021	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	4/10 Holmes St, Brunswick East, Vic 3057, Australia	\$563,000	31/05/2022
2	5/28 Mclean St, Brunswick West, Vic 3055, Australia	\$587,500	12/05/2022
3	2/10 Orient Gr BRUNSWICK 3056	\$590,000	28/05/2022

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:

22/07/2022 11:49



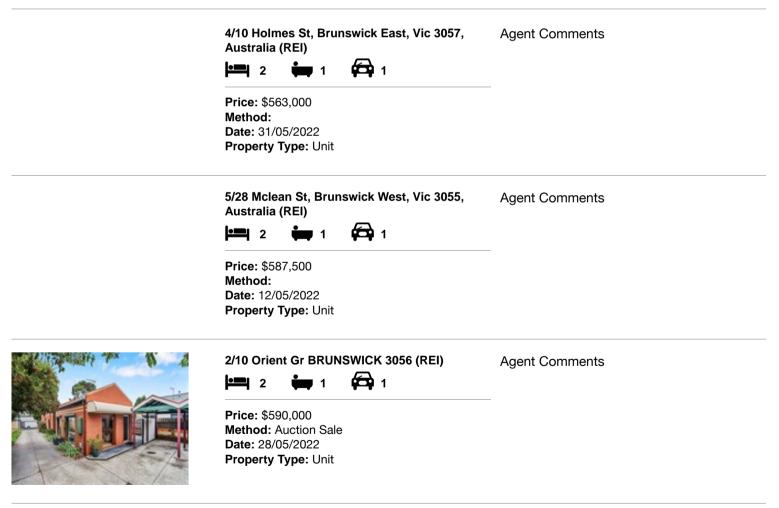






Property Type: Agent Comments Indicative Selling Price \$560,000 - \$610,000 Median Unit Price Year ending June 2022: \$510,000

Comparable Properties



Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788





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