

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

9 Amelia Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Brunswick

Period - From 01/04/2020

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	31 Roberts St BRUNSWICK EAST 3057	\$1,049,000	19/06/2021
2	36 Amelia St BRUNSWICK 3056	\$1,065,000	02/06/2021
3	34 Albert St BRUNSWICK EAST 3057	\$1,100,000	30/03/2021

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:

08/07/2021 14:42

9 Amelia Street, Brunswick Vic 3056



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2021: \$1,150,000

Comparable Properties



31 Roberts St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,049,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)



36 Amelia St BRUNSWICK 3056 (REI) Agent Comments



Price: \$1,065,000
Method: Sold Before Auction
Date: 02/06/2021
Property Type: Townhouse (Res)



34 Albert St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 30/03/2021
Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161