## 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

182A Blyth Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,100,000		&		\$1,150,000					
Median sale pi	rice									
Median price	\$1,397,000	Pro	operty Type	Hou	se		Suburb	Brunswick East		
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	6/46 John St BRUNSWICK EAST 3057	\$1,102,000	10/02/2024
2	10 Zoe Cirt NORTHCOTE 3070	\$1,127,000	27/02/2024
3	12 Kingfisher Gdns BRUNSWICK EAST 3057	\$1,130,000	23/03/2024

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:

01/05/2024 20:08



182A Blyth Street, Brunswick East Vic 3057







Property Type: House (Previously Occupied - Detached) Land Size: 113 sqm approx Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$1,100,000 - \$1,150,000 Median House Price March quarter 2024: \$1,397,000

# **Comparable Properties**



6/46 John St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$1,102,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)



10 Zoe Cirt NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,127,000 Method: Private Sale Date: 27/02/2024 Property Type: House

12 Kingfisher Gdns BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$1,130,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 93 sqm approx

#### Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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