

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 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 & \$2,200,000

Median sale price

Median price \$1,365,000 Property Type House Suburb Brunswick

Period - From 28/03/2021 to 27/03/2022 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	38 Blyth St BRUNSWICK 3056	\$2,200,000	04/12/2021
2	21 Heller St BRUNSWICK 3056	\$2,195,000	23/12/2021
3	13 Percy St BRUNSWICK 3056	\$2,110,000	08/03/2022

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:

28/03/2022 13:32



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
28/03/2021 - 27/03/2022: \$1,365,000

Comparable Properties



38 Blyth St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 688 sqm approx



21 Heller St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$2,195,000
Method: Private Sale
Date: 23/12/2021
Property Type: House



13 Percy St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$2,110,000
Method: Private Sale
Date: 08/03/2022
Property Type: House

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