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 | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$2,000,000 | | & | | \$2,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,365,000 | Pro | operty Type | Hou | se | | Suburb | Brunswick |
| Period - From | 28/03/2021 | to | 27/03/2022 | | 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.

| Add | dress 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





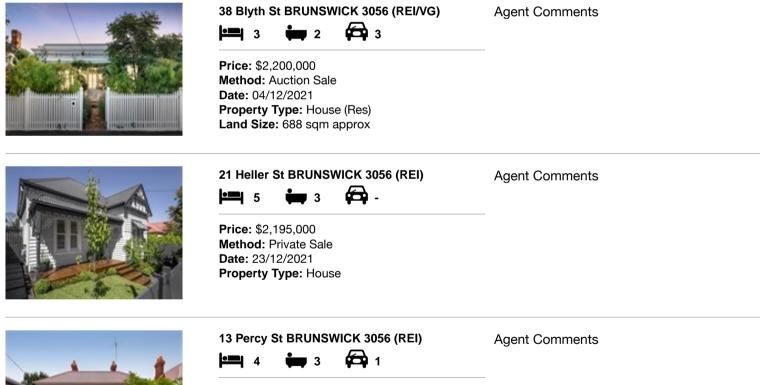




Property Type: Agent Comments

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

Comparable Properties





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



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