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





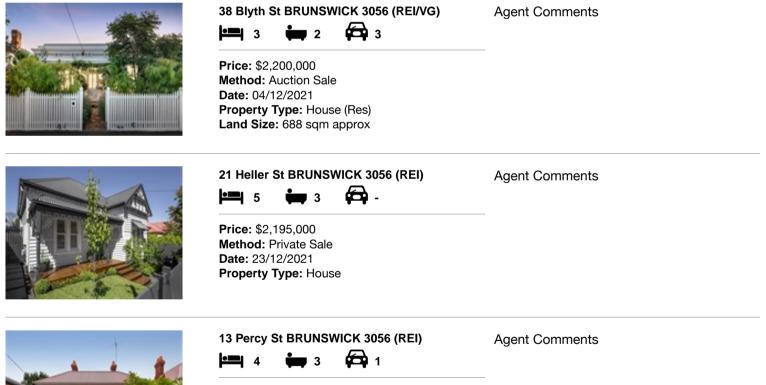




Property Type: Agent Comments

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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