Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for sa	le
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Including sub	Address ourb and 117 oostcode	7/127 Nicho	olson Street Br	unswick Ea	st			
Indicative se	lling price							
For the meaning	of this price	see consui	mer.v <u>ic.gov.au</u>	/underquoti	ng (*Delete s	single pric	e or range a	s applicable)
	range bet	ween	\$495,00	0	&	\$535,0	000	
Median sale	price							
Median price	\$538k		Property ty	rpe <i>Unit</i>		Suburb	Brunswick	East
Period - From	Dec 2024	to	Nov 2025	Source	https://www	v.ignite.re	alestate.com	n.au

Comparable property sales

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
1 511/9 Village Avenue Brunswick East	\$495,500	07/11/2025
2 421/12 Village Avenue Brunswick East	\$515,000	04/09/2025
3 106/50 Victoria Street Brunswick East	\$551,000	01/07/2025

