

Statement of information

5 HAMER STREET, BRUNSWICK EAST, VIC 3057 PREPARED BY BLAZE BROWN , RAY WHITE BRUNSWICK

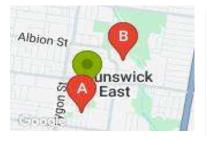
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

5 HAMER STREET, BRUNSWICK EAST, VIC A 4 2 2 2 2 Indicative Selling Price For the meaning of this priceseeconsumer.vic.au/underquoting Price Range: \$2,200,000 to \$2,420,000

Provided by:Blaze Brown , Ray White Brunswick





BRUNSWICK EAST, VIC, 3057

Suburb Median SalePrice(House)

\$1,460,000

01July2024to30June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

The estateagent oragents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



6 FRENCH AVE, BRUNSWICK EAST, VIC 3057 🛛 📇 5 🕞 2 😓 2

Sale Price \$2,611,000 Sale Date: 06/04/2025

Distance from Property: 358m



24 KINGFISHER GDNS, BRUNSWICK EAST, VIC 📇 4 🕒 2 🚓 5

Sale Price **\$2,270,000**

Sale Date: 25/03/2025

Distance from Property: 609m

This report has been compiled on 18/07/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information Singleresidentialproperty located in the Melbourne metropolitan area

Sections 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 sale

Address Including suburb and postcode

5 HAMER STREET, BRUNSWICK EAST, VIC 3057

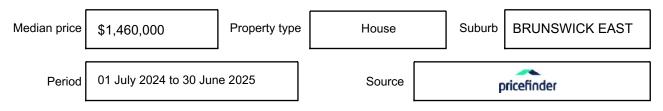
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$2,200,000 to \$2,420,000

Median sale price



Comparable property sales

Theestate agentor agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
6 FRENCH AVE, BRUNSWICK EAST, VIC 3057	\$2,611,000	06/04/2025
24 KINGFISHER GDNS, BRUNSWICK EAST, VIC 3057	\$2,270,000	25/03/2025

This Statement of Information was prepared on: 1

18/07/2025

