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

7 Second Avenue, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,950,000		&		\$2,145,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	14/05/2024	to	13/05/2025		So	urce	Property	/ Data

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	5 Bent St BRUNSWICK WEST 3055	\$1,950,000	10/12/2024
2	222 Hope St BRUNSWICK WEST 3055	\$2,210,000	07/12/2024
3	101 Mitchell St BRUNSWICK 3056	\$2,100,000	16/11/2024

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:

14/05/2025 11:24



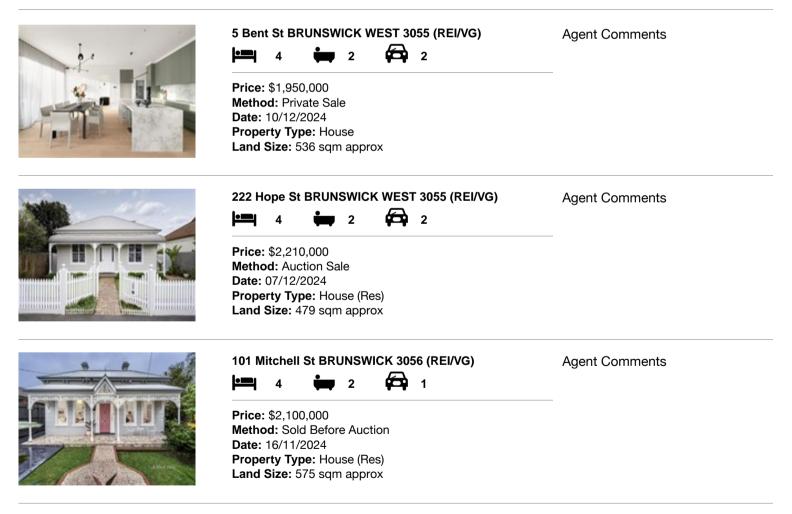






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price 14/05/2024 - 13/05/2025: \$1,300,000

Comparable Properties



Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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