

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

12a O'Connor Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Brunswick East

Period - From 01/04/2021

to

30/06/2021

Source 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.

	Address of comparable property	Price	Date of sale
1	9 Amelia St BRUNSWICK 3056	\$1,410,000	14/08/2021
2	1/103a Blyth St BRUNSWICK 3056	\$1,400,000	26/06/2021
3	5/136-138 Union St BRUNSWICK 3056	\$1,305,000	01/05/2021

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:

01/10/2021 15:25

12a O'Connor Street, Brunswick East Vic 3057

Lisa Roberts

03 9347 1170

0413 265 362

lisa.roberts@belleproperty.com

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2021: \$1,550,000



2 2 1

Property Type: House

Agent Comments

Comparable Properties



9 Amelia St BRUNSWICK 3056 (REI)

Agent Comments

3 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 14/08/2021

Property Type: Townhouse (Res)



1/103a Blyth St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)



5/136-138 Union St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,305,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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