

# 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

2 Balmoral Avenue, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,326,500

Property Type

House

Suburb

Brunswick East

Period - From

01/04/2024

to

30/06/2024

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	196 Victoria St BRUNSWICK 3056	\$1,070,000	25/05/2024
2	219 Blyth St BRUNSWICK EAST 3057	\$1,100,000	06/04/2024
3	357 Albion St BRUNSWICK 3056	\$1,110,000	18/05/2024

**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:

17/07/2024 12:24

2 Balmoral Avenue, Brunswick East Vic 3057



Greg Cusack

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

June quarter 2024: \$1,326,500



3 Beds 1 Bath 1 Car

**Property Type:** House

**Land Size:** 350 approx sqm approx

**Agent Comments**

## Comparable Properties



**196 Victoria St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 Beds 1 Bath - Car

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**219 Blyth St BRUNSWICK EAST 3057 (REI/VG)** **Agent Comments**

3 Beds 1 Bath 1 Car

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 338 sqm approx



**357 Albion St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 Beds 1 Bath - Car

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 342 sqm approx

**Account - Jellis Craig | P: 03 9387 5888**



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