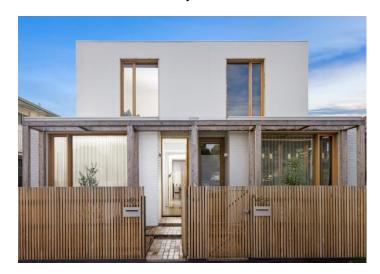
45 Hickford Street, Brunswick East Vic 3057

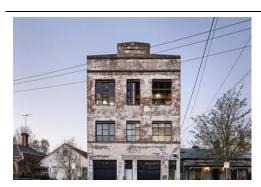


4 Bed 3 Bath 2 Car

Rooms: 2

Property Type: House (Res) Land Size: 420 sqm approx Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending March 2023: \$1,363,000

Comparable Properties



4/393 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$1,845,000 **Method:** Auction Sale **Date:** 28/10/2021

Property Type: Townhouse (Res)

Agent Comments: Similar location, inferior accommodation and condition, warehouse style

townhouse



1/393 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$1,820,000 Method: Private Sale Date: 07/03/2023

Property Type: Townhouse (Res)

Agent Comments: Similar location, inferior accommodation and condition, warehouse style

townhouse.



880 Nicholson Street, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$1,751,000

Fice. \$1,751,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res) **Land Size:** 176 sqm approx

Agent Comments: Similar location inferior position, inferior accommodation, same condition and similar style

property.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for sa	le
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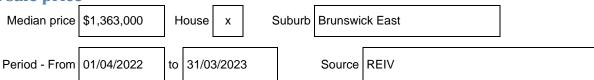
Address	
Including suburb or	45 Hickford Street, Brunswick East Vic 3057
locality and postcode	

Indicative selling price

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

Range between \$1,700,000 &	\$1,800,000
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Median sale price



Comparable property sales

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
4/393 Barkly Street, BRUNSWICK 3056	\$1,850,000	01/02/2023
1/393 Barkly Street, BRUNSWICK 3056	\$1,820,000	07/03/2023
880 Nicholson Street, FITZROY NORTH 3068	\$1,751,000	22/03/2023

This Statement of Information was prepared on: 26/04/2023 13:32

