

## 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  
**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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Hickford Street, Brunswick East Vic 3057

#### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

#### Median sale price

Median price \$1,363,000 House x Suburb Brunswick East

Period - From 01/04/2022 to 31/03/2023 Source REIV

#### 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