

21 Centennial Avenue, Brunswick West Vic 3055



4 Bed 1 Bath 1 Car

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 533 sqm approx

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending December 2021:

\$1,387,5000

Comparable Properties



9 Henderson Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,310,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 447 sqm approx

Agent Comments: Unrenovated weatherboard on smaller land



57 Wallace Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 3 Car

Price: \$1,250,000

Method: Sold Before Auction

Date: 01/02/2022

Property Type: House (Res)

Land Size: 421 sqm approx

Agent Comments: Unrenovated weatherboard on significantly smaller land



50 Murray Street, Brunswick West 3055 (REI/VG)

4 Bed 1 Bath 2 Car

Price: \$1,225,000

Method: Private Sale

Date: 29/10/2021

Property Type: House

Land Size: 446 sqm approx

Agent Comments: Unrenovated weatherboard on smaller land; inferior position

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

21 Centennial Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,387,500 House x Suburb Brunswick West

Period - From 01/01/2021 to 31/12/2021 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
9 Henderson Street, BRUNSWICK WEST 3055	\$1,310,000	26/02/2022
57 Wallace Street, BRUNSWICK WEST 3055	\$1,250,000	01/02/2022
50 Murray Street, BRUNSWICK WEST 3055	\$1,225,000	29/10/2021

This Statement of Information was prepared on:

08/03/2022 16:14