

226 Blyth Street, Brunswick East Vic 3057



2 Bed 1 Bath 2 Car
Rooms: 5
Property Type: House
Land Size: 453sqm approx
Indicative Selling Price
 \$1,250,000
Median House Price
 Year end December 2022:
 \$1,380,000

Comparable Properties



214 Victoria Street, Brunswick 3056 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,280,000
Method: Private Sale
Date: 17/01/2022
Property Type: House
Land Size: 277 sqm approx
Agent Comments: Unrenovated brick residence on 277m2 block



13a Ryan Street, Brunswick East 3057 (REI)

3 Bed 1 Bath - Car
Price: \$1,260,000
Method: Sold Before Auction
Date: 28/09/2022
Property Type: House (Res)
Land Size: 328 sqm approx
Agent Comments: Unrenovated residence on 254m2 block



28 Clarence Street, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,226,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 367 sqm approx
Agent Comments: Unrenovated weatherboard on 367m2 block

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

226 Blyth Street, Brunswick East

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,380,000

House

x

Suburb

Brunswick East

Period - From

01/01/2022

to

31/12/2022

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
214 Victoria Street, BRUNSWICK 3056	\$1,280,000	17/01/2023
13a Ryan Street, BRUNSWICK EAST 3057	\$1,260,000	28/09/2022
28 Clarence Street, BRUNSWICK EAST 3057	\$1,226,000	03/12/2022

This Statement of Information was prepared on:

06/03/2023 09:00