

12/127 Victoria Street, Brunswick East Vic 3057



2 Bed 1 Bath 2 Car

Property Type: Townhouse
(Single)

Indicative Selling Price

\$660,000 - \$715,000

Median House Price

31/10/2023 - 30/10/2024: \$695,000

Comparable Properties



2/135 Brunswick Road, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car

Price: \$675,000

Method: Private Sale

Date: 10/10/2024

Property Type: Townhouse (Single)

Agent Comments: Main road Only 1 car space Inferior property



4/11 Barningham Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$700,000

Method: Private Sale

Date: 12/09/2024

Property Type: Townhouse (Res)

Agent Comments: Comparable size and location Inferior aspect Comparable property



6/42 Donald Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$690,000

Method: Auction Sale

Date: 15/06/2024

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments: Inferior location Similar size Dated property Comparable 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

12/127 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$660,000 & \$715,000

Median sale price

Median price \$695,000 Townhouse ☒ Suburb Brunswick East

Period - From 31/10/2023 to 30/10/2024 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
2/135 Brunswick Road, BRUNSWICK 3056	\$675,000	10/10/2024
4/11 Barningham Street, BRUNSWICK 3056	\$700,000	12/09/2024
6/42 Donald Street, BRUNSWICK 3056	\$690,000	15/06/2024

This Statement of Information was prepared on:

31/10/2024 11:55