

613 Park Street, Brunswick Vic 3056



3 Bed 1 Bath - Car
Rooms: 5
Property Type: House
Land Size: 211 sqm approx
Indicative Selling Price
 \$1,200,000 - \$1,250,000
Median House Price
 March quarter 2024: \$1,435,000

Comparable Properties



123 Wilson Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car
Price: \$1,245,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 230 sqm approx
Agent Comments: 2 bedroom weatherboard in comfortable, refurbished order. Inferior location.



23 Evans Street, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car
Price: \$1,225,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 184 sqm approx
Agent Comments: Freestanding weatherboard in comfortable condition; inferior location.



69 Reid Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath - Car
Price: \$1,200,000
Method: Auction Sale
Date: 22/02/2024
Property Type: House (Res)
Land Size: 160 sqm approx
Agent Comments: Semi-detached terrace in similar condition; considerably smaller land size

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

613 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,435,000

House

x

Suburb

Brunswick

Period - From

01/01/2024

to

31/03/2024

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
123 Wilson Street, BRUNSWICK 3056	\$1,245,000	23/03/2024
23 Evans Street, BRUNSWICK 3056	\$1,225,000	17/02/2024
69 Reid Street, FITZROY NORTH 3068	\$1,200,000	22/02/2024

This Statement of Information was prepared on:

10/05/2024 12:58