

30 Mary Moodie Way, Brunswick East Vic 3057



3 Bed 2 Bath 1 Car
Property Type: Townhouse
 (Single)
Indicative Selling Price
 \$1,140,000 - \$1,200,000
Median House Price
 Year ending June 2024: \$1,400,000

Comparable Properties



26 Mary Moodie Way, Brunswick East 3057 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,158,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Agent Comments: Comparable property as same development, same attributes & finish, no bespoke finishes



22 Eva Buhlert Close, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,195,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)
Land Size: 145 sqm approx
Agent Comments: Inferior condition, comparable location, superior has additional car space



182a Blyth Street, Brunswick East 3057(REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,180,000
Method: Sold Before Auction
Date: 223/05/2024
Property Type: House (Res)
Land Size: 113 sqm approx
Agent Comments: Comparable location and attributes, i condition

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

30 Mary Moodie Way, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,140,000 & \$1,200,000

Median sale price

Median price \$1,400,000 House x Suburb Brunswick East

Period - From 01/07/2023 to 30/06/2024 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
26 Mary Moodie Way, BRUNSWICK EAST 3057	\$1,158,000	05/10/2024
22 Eva Buhlert Close, BRUNSWICK 3056	\$1,195,000	24/08/2024
182a Blyth Street, BRUNSWICK EAST 3057	\$1,180,000	23/05/2024

This Statement of Information was prepared on:

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