# 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 sgm 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

	Prop	ertv	offered	for sa	le
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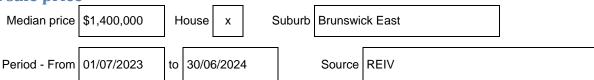
•	30 Mary Moodie Way, Brunswick East Vic 3057
locality and postcode	

## **Indicative selling price**

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

Range between	\$1,140,000	&	\$1,200,000
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#### Median sale price



## **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: 08/10/2024 10:59

