

63 Daly Street, Brunswick West Vic 3055



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2024:

\$1,385,000

Comparable Properties



53 Whitby Street, Brunswick West 3055 (REI)

3 Bed 1 Bath - Car

Price: \$1,160,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 274 sqm approx

Agent Comments: Smaller land size, comparable condition, similar style property



36 Thomas Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,174,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: House (Res)

Land Size: 219 sqm approx

Agent Comments: Smaller land size, updated renovation internally, superior location



429 Victoria Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,180,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments: Comparable land size, similar location, comparable internal 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

63 Daly Street, Brunswick West Vic 3055

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

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
53 Whitby Street, BRUNSWICK WEST 3055	\$1,160,000	26/10/2024
36 Thomas Street, BRUNSWICK 3056	\$1,174,000	17/10/2024
429 Victoria Street, BRUNSWICK WEST 3055	\$1,180,000	31/08/2024

This Statement of Information was prepared on: