

## 1 Fallon Street, Brunswick Vic 3056



**4 Bed 2 Bath 1 Car**  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 314 sqm approx  
**Indicative Selling Price**  
 \$1,650,000 - \$1,750,000  
**Median House Price**  
 Year ending September 2022:  
 \$1,375,000

## Comparable Properties



### 74 Stewart Street, Brunswick 3056 (REI)

**4 Bed 2 Bath 2 Car**  
**Price:** \$1,776,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** House (Res)  
**Agent Comments:** Family-sized brick veneer in good condition



### 11 Fallon Street, Brunswick 3056 (REI)

**4 Bed 1 Bath 1 Car**  
**Price:** \$1,710,000  
**Method:** Sold Before Auction  
**Date:** 14/09/2022  
**Property Type:** House (Res)  
**Agent Comments:** Double fronted weatherboard in fair condition



### 140 Glenlyon Road, Brunswick 3056 (REI)

**4 Bed 3 Bath 1 Car**  
**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 15/10/2022  
**Property Type:** House (Res)  
**Agent Comments:** Well-maintained weatherboard on busier road

## 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

1 Fallon Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

#### Median sale price

Median price \$1,375,000 House x Suburb Brunswick

Period - From 01/10/2021 to 30/09/2022 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
74 Stewart Street, BRUNSWICK 3056	\$1,776,000	03/09/2022
11 Fallon Street, BRUNSWICK 3056	\$1,710,000	14/09/2022
140 Glenlyon Road, BRUNSWICK 3056	\$1,680,000	15/10/2022

This Statement of Information was prepared on:

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