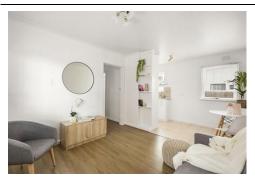
# 11/36-38 Pearson Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car Property Type: Stata Unit/ Flat Indicative Selling Price \$299,000 Median House Price 14/02/2022 - 13/02/2023: \$479,000

# **Comparable Properties**



#### 2/32 Pearson Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car Price: \$305,000 Method: Private Sale Date: 02/12/2022 Property Type: Unit

**Agent Comments:** Same Street Comparable renovation

Comparable property



#### 7/39 Murray Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car Price: \$300,000

Method: Sold Before Auction

**Date:** 03/02/2023

**Property Type:** Apartment

**Agent Comments:** Inferior location Similar size

Comparable property



## 1/2 West Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car Price: \$270,000 Method: Private Sale Date: 13/01/2023

**Property Type:** Apartment

**Agent Comments:** Smaller property Newer building

Inferior location and property

## 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
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Address
Including suburb or locality and postcode

Address
Including suburb or locality and postcode

#### **Indicative selling price**

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

Single price \$299,000

### Median sale price

 Median price
 \$479,000
 Unit
 x
 Suburb
 Brunswick West

 Period - From
 14/02/2022
 to
 13/02/2023
 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
2/32 Pearson Street, BRUNSWICK WEST 3055	\$305,000	02/12/2022
7/39 Murray Street, BRUNSWICK WEST 3055	\$300,000	03/02/2023
1/2 West Street, BRUNSWICK 3056	\$270,000	13/01/2023

This Statement of Information was prepared on: 14/02/2023 10:52

