

## 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

Address  
Including suburb or  
locality and postcode

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

#### Indicative selling price

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

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