

74 Victoria Street, Brunswick East Vic 3057



4 Bed 2 Bath 1 Car
Rooms: 8
Property Type: House
Land Size: 446 sqm
Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending June 2022: \$1,390,000

Comparable Properties



14 Stewart Street, Brunswick 3056 (REI/VG)

4 Bed 1 Bath 1 Car
Price: \$1,850,000
Method: Sold Before Auction
Date: 28/03/2022
Property Type: House (Res)
Land Size: 411 sqm approx
Agent Comments: Period style, inferior condition, similar land size



263 Glenlyon Road, Fitzroy North 3068 (REI/VG)

4 Bed 3 Bath 2 Car
Price: \$1,800,000
Method: Sold Before Auction
Date: 28/03/2022
Property Type: House (Res)
Land Size: 568 sqm approx
Agent Comments: Superior land size inferior position, condition



36 Allan Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,725,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 411 sqm approx
Agent Comments: Inferior style , inferior 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

74 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,390,000 House x Suburb Brunswick East

Period - From 01/07/2021 to 30/06/2022 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
14 Stewart Street, BRUNSWICK 3056	\$1,850,000	06/04/2022
263 Glenlyon Road, FITZROY NORTH 3068	\$1,800,000	28/03/2022
36 Allan Street, BRUNSWICK 3056	\$1,725,000	05/02/2022

This Statement of Information was prepared on:

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