

14 French Avenue, Brunswick East Vic 3057



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 318 sqm approx
Indicative Selling Price
 \$1,200,000
Median House Price
 December quarter 2021:
 \$1,420,500

Comparable Properties



32 David Street, Brunswick 3056(REI)

3 Bed 1 Bath 1 Car
Price: \$1,250,000
Method: Private Sale
Date: 23/11/2021
Property Type: House
Agent Comments: Double fronted brick house on similar land size



106 Nicholson Street, Brunswick East 3057 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,190,000
Method: Sold Before Auction
Date: 30/11/2021
Property Type: House (Res)
Land Size: 310 sqm approx
Agent Comments: Unrenovated yet slightly better condition; similar land size



143 Edward Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,175,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 298 sqm approx
Agent Comments: Unrenovated weatherboard on somewhat smaller land size

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

14 French Avenue, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,420,500

House

x

Suburb

Brunswick East

Period - From

01/10/2021

to

31/12/2021

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
32 David Street, BRUNSWICK 3056	\$1,250,000	23/11/2021
106 Nicholson Street, BRUNSWICK EAST 3057	\$1,190,000	30/11/2021
143 Edward Street, BRUNSWICK 3056	\$1,175,000	14/12/2021

This Statement of Information was prepared on:

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