

## 2 Fraser Street, Brunswick Vic 3056



**2 Bed 1 Bath - Car**

**Property Type:** House (Res)

**Indicative Selling Price**

\$875,000 - \$950,000

**Median House Price**

Year ending September 2024:

\$1,300,000

## Comparable Properties



### 21 Grant Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$910,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** House

**Agent Comments:** Updated compact terrace



### 4 Cornwall Street, Brunswick West 3055(REI)

**2 Bed 1 Bath - Car**

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Agent Comments:** Refurbished compact terrace



### 206 Victoria Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$950,000

**Method:** Private Sale

**Date:** 06/07/2024

**Property Type:** House (Res)

**Land Size:** 186 sqm approx

**Agent Comments:** Compact terrace in need of updating

## 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

2 Fraser 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 \$875,000 & \$950,000

#### Median sale price

Median price \$1,300,000 House x Suburb Brunswick

Period - From 01/10/2023 to 30/09/2024 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
21 Grant Street, BRUNSWICK 3056	\$910,000	16/10/2024
4 Cornwall Street, BRUNSWICK WEST 3055	\$885,000	12/10/2024
206 Victoria Street BRUNSWICK 3056	\$950,000	06/07/2024

This Statement of Information was prepared on:

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