

510 Victoria Street, Brunswick West Vic 3055



3 Bed 1 Bath - Car

Property Type: House

Land Size: 334 sqm approx

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2021:

\$1,387,500

Comparable Properties



6 Gregory Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,300,000

Method: Private Sale

Date: 10/01/2022

Property Type: House

Agent Comments: Renovated three bedroom weatherboard home on a corner position. Smaller land size of approx 192sqm.



398 Albion Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,285,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

Land Size: 311 sqm approx

Agent Comments: Three bedroom weatherboard home with side driveway, slightly smaller land size off approx. 311 sqm.



57 Wallace Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 3 Car

Price: \$1,250,000

Method: Sold Before Auction

Date: 01/02/2022

Property Type: House (Res)

Land Size: 421 sqm approx

Agent Comments: Three bedroom weatherboard home on superior land size approx 411 sqm. 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

510 Victoria Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,387,500 House x Suburb Brunswick West

Period - From 01/01/2021 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
6 Gregory Street, BRUNSWICK 3056	\$1,300,000	10/01/2022
398 Albion Street, BRUNSWICK WEST 3055	\$1,285,000	01/12/2021
57 Wallace Street, BRUNSWICK WEST 3055	\$1,250,000	01/02/2022

This Statement of Information was prepared on:

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