

2 Fallon Street, Brunswick Vic 3056



4 Bed 1 Bath 4 Car

Rooms: 6

Property Type: House

Land Size: 457 sqm approx

Indicative Selling Price

\$1,960,000 - \$2,150,000

Median House Price

Year ending December 2022:

\$1,330,000

Comparable Properties



15 Cadman Street, Brunswick West 3055 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$2,025,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 362 sqm approx

Agent Comments: Inferior location & accommodation, superior condition fully renovated, smaller land size



96-98 Weston Street, Brunswick 3056 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,2970,000

Method: Auction Sale

Date: 04/03/2022

Property Type: House (Res)

Land Size: 598 sqm approx

Agent Comments: Inferior home and condition, less accommodation, superior land size, non period home

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 Fallon Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,960,000 & \$2,150,000

Median sale price

Median price \$1,330,000 House x Suburb Brunswick

Period - From 01/01/2022 to 31/12/2022 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
15 Cadman Street, BRUNSWICK WEST 3055	\$2,025,000	12/11/2022
96-98 Weston Street, BRUNSWICK 3056	\$1,970,000	04/03/2023

This Statement of Information was prepared on:

27/03/2023 10:34