# 2 Stanley Street, Brunswick Vic 3056



4 Bed 3 Bath 1 Car Property Type: House (Res) Land Size: 334 sqm approx Indicative Selling Price \$2,490,000 - \$2,690,000 Median House Price 18/03/2023 - 17/03/2024: \$1,300,000

## **Comparable Properties**



#### 2 Canning Street, Brunswick East 3057 (REI/VG)

3 Bed 3 Bath 2 Car Price: \$2,842,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res)

Land Size: 455 sqm approx

**Agent Comments:** Smaller House Superior location Larger

land size Superior property



#### 30 Gold Street, Brunswick 3056 (REI/VG)

**5 Bed 3 Bath 1 Car Price:** \$2,660,000

Method: Sol Before Auction

Date: 30/11/2023

**Property Type:** House (Res) **Land Size:** 294 sqm approx

Agent Comments: Smaller land size Inferior location New

construction Comparable property



### 34 Mitchell Street, Brunswick 3056 (REI/VG)

4 Bed 2 Bath 2 Car Price: \$2,650,000 Method: Auction Sale Date: 07/10/2023

**Property Type:** House (Res) **Land Size:** 466 sqm approx

**Agent Comments:** Larger land size Renovated property Smaller property Inferior location Comparable property

### 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	Proi	pertv	offered	for sa	le
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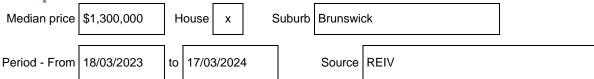
Address	
Including suburb or	2 Stanley Street, Brunswick Vic 3056
locality and postcode	

## **Indicative selling price**

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

&	\$2,690,000
	&

#### Median sale price



### **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
2 Canning Street, BRUNSWICK EAST 3057	\$2,842,000	21/10/2023
30 Gold Street, BRUNSWICK 3056	\$2,660,000	30/11/2023
34 Mitchell Street, BRUNSWICK 3056	\$2,650,000	07/10/2023

This Statement of Information was prepared on: 18/03/2024 09:53

