

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

Address
Including suburb or
locality and postcode

2 Stanley Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$2,490,000

&

\$2,690,000

Median sale price

Median price

\$1,300,000

House

x

Suburb

Brunswick

Period - From

18/03/2023

to

17/03/2024

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
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