

2 Stanley Street, Brunswick Vic 3056



4 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 334 sqm approx

Indicative Selling Price

\$1,195,000

Median House Price

17/02/2022 – 16/02/2023:

\$1,320,000

Comparable Properties



201 Albion Street, Brunswick 3056 (VG)

3 Bed 1 Bath 1 Car

Price: \$1,260,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments: Larger land, Main road, House in better condition, Superior property



28 Clarence Street, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,226,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 367 sqm approx

Agent Comments: Similar land size House in comparable condition Comparable property



257 Albion Street, Brunswick 3056 (REI/VG)

4 Bed 1 Bath 2 Car

Price: \$1,180,000

Method: Private Sale

Date: 31/10/2022

Property Type: House

Landn Size: 339 sqm approx

Agent Comments: Similar land size House in comparable condition Main road 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

Single price

\$1,195,000

Median sale price

Median price

\$1,320,000

House

x

Suburb

Brunswick

Period - From

17/02/2022

to

16/02/2023

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
201 Albion Street, BRUNSWICK 3056	\$1,260,000	04/03/2023
28 Clarence Street, BRUNSWICK EAST 3057	\$1,226,000	03/12/2022
257 Albion Street, BRUNSWICK 3056	\$1,180,000	31/10/2022

This Statement of Information was prepared on:

20/03/2023