

## 4 Aintree Street, Brunswick East Vic 3057



**3 Bed 2 Bath - Car**

**Rooms:** 3

**Property Type:** House

**Indicative Selling Price**

\$1,425,000

**Median House Price**

03/03/2022 - 02/03/2023:

\$1,360,000

## Comparable Properties



### 7 Charles Street, Brunswick 3056 (REI)

**3 Bed 2 Bath - Car**

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Agent Comments:** Comparable size and location  
Weatherboard Renovated Comparable property



### 124 Clauscen Street, Fitzroy North 3068 (REI)

**3 Bed 1 Bath 1 Car**

**Price:** \$1,389,000

**Method:** Auction Sale

**Date:** 15/02/2023

**Property Type:** House

**Agent Comments:** Superior location Un-renovated  
Inferior property



### 6 Trafford Street, Brunswick 3056 (REI)

**3 Bed 2 Bath - Car**

**Price:** \$1,372,000

**Method:** Private Sale

**Date:** 17/12/2022

**Property Type:** House

**Agent Comments:** Comparable size and location  
Weatherboard 2 bedrooms upstairs Renovated Inferior  
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

4 Aintree Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

#### Median sale price

Median price

\$1,360,000

House

x

Suburb

Brunswick East

Period - From

03/03/2022

to

02/03/2023

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
7 Charles Street, BRUNSWICK 3056	\$1,450,000	18/02/2023
124 Clausen Street, FITZROY NORTH 3068	\$1,389,000	15/02/2023
6 Trafford Street, BRUNSWICK 3056	\$1,372,000	17/12/2022

This Statement of Information was prepared on:

03/04/2023