

120 Brunswick Road, Brunswick VIC 3056



3 Bed, 1 Bath, 2 Car

Property Type: House

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,435,000

Comparable Properties



147 Edward Street, BRUNSWICK 3056 (REI)

2 Bed, 1 Bath, 1 Car

Price: \$1,350,000

Method: Sold Before Auction

Date: 07/06/2024

Property Type: House

Agent Comments: Similar size, similar condition, superior location.



4 Frederick Street, BRUNSWICK 3056 (REI)

3 Bed, 1 Bath

Price: \$1,325,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 270 sqm approx

Agent Comments: Similar size, similar condition, superior location.



365 Brunswick Road, BRUNSWICK 3056 (REI/VG)

3 Bed, 1 Bath, 1 Car

Price: \$1,280,000

Method: Sold Before Auction

Date: 07/04/2024

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments: Similar size, similar condition, similar location.

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

120 Brunswick Road, Brunswick, VIC 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,435,000 House x Suburb Brunswick

Period - From 01/01/2024 to 31/03/2024 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
147 Edward Street, BRUNSWICK 3056	\$1,350,000	07/06/2024
4 Frederick Street, BRUNSWICK 3056	\$1,325,000	01/06/2024
365 Brunswick Road, BRUNSWICK 3056	\$1,280,000	07/04/2024

This Statement of Information was prepared on:

17/06/2024 10:03