

10/202 Glenlyon Road, Brunswick East Vic 3057



3 Bed 2 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending September 2022:

\$1,480,000

Comparable Properties



3/3 Dunstan Avenue, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$986,000

Method: Private Sale

Date: 10/06/2022

Property Type: Townhouse (Single)

Land Size: 117 sqm approx

Agent Comments: Older style two level brick townhouse with garage, comparable accommodation.



1/46-48 John Street, Brunswick East 3057 (REI)

3 Bed 1 Bath 2 Car

Price: \$940,000

Method: Private Sale

Date: 26/05/2022

Property Type: Townhouse (Single)

Agent Comments: Older style two level brick townhouse with garage, comparable accommodation.



1/306 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$925,000

Method: Private Sale

Date: 09/09/2022

Property Type: Townhouse (Single)

Agent Comments: Older style two level brick townhouse with garage, comparable accommodation.

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

10/202 Glenlyon Road, Brunswick East Vic 3057

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,480,000 House x Suburb Brunswick East

Period - From 01/10/2021 to 30/09/2022 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
3/3 Dunstan Avenue, BRUNSWICK 3056	\$986,000	10/06/2022
1/46-48 John Street, BRUNSWICK EAST 3057	\$940,000	26/05/2022
1/306 Barkly Street, BRUNSWICK 3056	\$925,000	09/09/2022

This Statement of Information was prepared on:

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