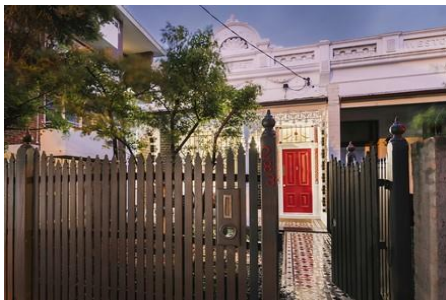


147 Brunswick Road, Brunswick Vic 3056



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 306 sqm approx
Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2022:
 \$1,330,000

Comparable Properties



283 Brunswick Road, Brunswick 3056

3 Bed 1 Bath 2 Car
Price: \$1,300,000
Method: Private Sale
Date: 27/10/2022
Property Type: House (Res)
Land Size: 268 sqm approx
Agent Comments: Single fronted terrace in good order



411 Barkly Street, Brunswick 3056

2 Bed 1 Bath - Car
Price: \$1,260,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 244 sqm approx
Agent Comments: Freestanding weatherboard in good condition; 20% smaller land.



24 Brunswick Road, Brunswick East 3057

3 Bed 1 Bath - Car
Price: \$1,250,000
Method: Sold Before Auction
Date: 01/12/2022
Property Type: House (Res)
Land Size: 124 sqm approx
Agent Comments: Compact terrace with contemporary renovation; less than half the land size

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

147 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,330,000 House x Suburb Brunswick

Period - From 01/01/2022 to 31/12/2022 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
283 Brunswick Road, BRUNSWICK 3056	\$1,300,000	27/10/2022
411 Barkly Street, BRUNSWICK 3056	\$1,260,000	26/11/2022
24 Brunswick Road, BRUNSWICK EAST 3057	\$1,250,000	01/12/2022

This Statement of Information was prepared on:

24/02/2023 16:03