

4/33 Mclean Street, Brunswick West Vic 3055



2 Bed 1.5 Bath 1 Car

Property Type: Townhouse

Land Size: 102 sqm approx

Indicative Selling Price

\$639,000

Median House Price

December quarter 2022: \$549,500

Comparable Properties



12/466-468 Albion Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$645,000

Method: Private Sale

Date: 15/12/2022

Property Type: Unit

Agent Comments: Similar size and older style build, similar location, inferior accommodation



2/1 Murray Street, Brunswick West 3055 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$635,000

Method: Private Sale

Date: 07/10/2022

Property Type: Townhouse (Single)

Agent Comments: Same location, superior condition newer build, inferior size and accommodation



7/23-25 Mclean Street, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car

Price: \$630,000

Method: Sold Before Auction

Date: 03/12/2022

Property Type: Townhouse (Res)

Agent Comments: Same location, similar accommodation, inferior internal 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

4/33 Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$549,500

Unit

x

Suburb

Brunswick West

Period - From

01/10/2022

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
12/466-468 Albion Street, BRUNSWICK WEST 3055	\$645,000	15/12/2022
2/1 Murray Street, BRUNSWICK WEST 3055	\$635,000	07/10/2022
7/23-25 Mclean Street, BRUNSWICK WEST 3055	\$630,000	03/12/2022

This Statement of Information was prepared on:

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