

22 Arnold Street, Brunswick East Vic 3057



4 Bed 3 Bath 1 Car
Rooms: 2
Property Type: Townhouse
Land Size: 90 sqm approx
Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2023:
 \$1,400,000

Comparable Properties



4A Sturrock Street, Brunswick 3056 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,330,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Agent Comments: Similar condition and location, inferior accommodation



215 McIlwraith Street, Princes Hill 3054 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,300,000
Method: Private Sale
Date: 16/11/2023
Property Type: House (Res)
Agent Comments: Inferior condition and accommodation, superior location



2/32 Albert Street, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 2 Car
Price: \$ 1,266,000
Method: Auction Sale
Date: 12/11/2023
Property Type: House (Res)
Agent Comments: Similar location, inferior condition and 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

22 Arnold Street, Brunswick East Vic 3057

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 \$1,400,000 House x Suburb Brunswick East

Period - From 01/01/2023 to 31/12/2023 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 |
|------------------------------------------|-------------|--------------|
| 4A Sturrock Street, BRUNSWICK 3056 | \$1,330,000 | 18/11/2023 |
| 215 Mcilwraith Street, PRINCES HILL 3054 | \$1,300,000 | 16/11/2023 |
| 2/32 Albert Street, BRUNSWICK EAST 3057 | \$1,266,000 | 12/11/2023 |

This Statement of Information was prepared on:

24/01/2024 16:30