

## 11 Fallon Street, Brunswick Vic 3056



**4 Bed 1 Bath 1 Car**  
**Rooms:** 6  
**Property Type:** House  
**Land Sizw:** 353 sqm approx  
**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 Year ending June 2022: \$1,398,500

## Comparable Properties



### 3 Garden Street, Brunswick 3056 (REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,635,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)  
**Agent Comments:** Unrenovated, comfortable weatherboard on similar land size



### 23 Ashmore Street, Brunswick 3056 (REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,605,000  
**Method:** Sold Before Auction  
**Date:** 20/05/2022  
**Property Type:** House (Res)  
**Agent Comments:** Refurbished weatherboard on slightly smaller land



### 92 Collier Crescent, Brunswick West 3055 (VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,555,000  
**Method:** Sale  
**Date:** 23/06/2022  
**Property Type:** House (Res)  
**Land Size:** 491 sqm approx  
**Agent Comments:** Compact clinker brick house in tidy condition

## 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

11 Fallon Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,550,000

&

\$1,650,000

#### Median sale price

Median price

\$1,398,500

House

x

Suburb

Brunswick

Period - From

01/07/2021

to

30/06/2022

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 Garden Street, BRUNSWICK 3056	\$1,635,000	04/06/2022
23 Ashmore Street, BRUNSWICK 3056	\$1,605,000	20/05/2022
92 Collier Crescent, BRUNSWICK WEST 3055	\$1,555,000	23/06/2022

This Statement of Information was prepared on:

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