woodards 🚾

21 Balmoral Avenue, Brunswick East Vic 3057



3 Bed 2 Bath 1 Car Property Type: House (Res) **Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** \$1,250,000 - \$1,350,000

Comparable Properties



17 Latham Street, Northcote 3070 (REI/VG)

2 Bed 1 Bath - Car Price: \$1,301,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 190 sqm approx Agent Comments: 2 bedroom weatherboard in refurbished condition



20 Ewing Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath - Car Price: \$1,325,000 Method: Sold Before Auction Date: 31/10/2024 Property Type: House (Res) Land Size: 152 sqm approx Agent Comments: Recently renovated weatherboard; no rear yard space.



19a Clarence Street, Brunswick East 3057 (REI/VG)

3 Bed 1 Bath 1 Car Price: \$1,300,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 200 sqm approx Agent Comments: Reproduction terrace of similar size and finish; one bathroom

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

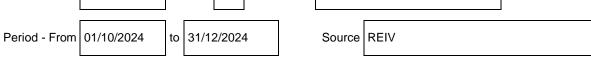
 Address Including suburb or locality and postcode
 21 Balmoral Avenue, Brunswick East Vic 3057

 Indicative selling price
 Indicative see consumer.vic.gov.au/underquoting

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

 Range between
 \$1,250,000
 & \$1,350,000

 Median sale price
 Median price
 \$1,460,000
 House
 x
 Suburb
 Brunswick East



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
17 Latham Street, NORTHCOTE 3070	\$1,301,000	14/12/2024
20 Ewing Street, BRUNSWICK 3056	\$1,325,000	31/10/2024
19a Clarence Street, BRUNSWICK EAST 3057	\$1,300,000	26/10/2024

This Statement of Information was prepared on:

18/02/2025 14:15



This guide must not be taken as legal advice.