

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

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 \$1,460,000 House x Suburb Brunswick East

Period - From 01/10/2024 to 31/12/2024 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
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:

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