

48 Blyth Street, Brunswick Vic 3056



4 Bed 2 Bath - Car
Rooms: 7
Property Type: House
Land Size: 684 sqm approx
Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 Year ending March 2024:
 \$1,305,000

Comparable Properties



933 Drummond Street, Carlton North 3054 (REI)

4 Bed 2 Bath 1 Car
Price: \$2,200,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Agent Comments: Inferior land size, comparable condition, superior location



29 Hanover Street, Brunswick 3056 (REI)

4 Bed 2 Bath 1 Car
Price: \$2,165,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: House (Res)
Agent Comments: Superior condition, comparable location, inferior land 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

48 Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,305,000 House x Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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
933 Drummond Street, CARLTON NORTH 3054	\$2,200,000	12/04/2024
29 Hanover Street, BRUNSWICK 3056	\$2,165,000	21/02/2024

This Statement of Information was prepared on:

02/07/2024 16:05