

## 18 Munro Street, Brunswick Vic 3056



**2 Bed 1 Bath - Car**  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 165 sqm approx  
**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending March 2023:  
 \$1,325,000

## Comparable Properties



### 113 Barkly Street, Brunswick East 3057 (REI)

**2 Bed 1 Bath 2 Car**  
**Price:** \$1,180,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2023  
**Property Type:** House  
**Agent Comments:** Refurbished terrace of similar size



### 4 Gale Street, Brunswick East 3057 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 13/04/2023  
**Property Type:** House (Res)  
**Agent Comments:** Refurbished terrace of similar size



### 6 Munro Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 11/02/2023  
**Property Type:** House (Res)  
**Land Size:** 147 sqm approx  
**Agent Comments:** Neighbouring terrace of similar 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

18 Munro 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 \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$1,325,000 House x Suburb Brunswick

Period - From 01/04/2022 to 31/03/2023 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
113 Barkly Street, BRUNSWICK EAST 3057	\$1,180,000	24/04/2023
4 Gale Street, BRUNSWICK EAST 3057	\$1,125,000	13/04/2023
6 Munro Street, BRUNSWICK 3056	\$1,085,000	11/02/2023

This Statement of Information was prepared on:

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