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

	Pro	pertv	offered	for sa	le
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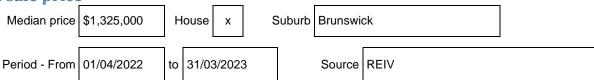
Address Including suburb or locality and postcode	18 Munro Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price



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: 08/05/2023 13:17

