

10 Second Avenue, Brunswick Vic 3056



3 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 477 sqm approx

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2023: \$1,317,500

Comparable Properties



5 Bent Street, Brunswick West 3055 (VG)

2 Bed 1 Bath 1 Car

Price: \$1,150,000

Method: Sale

Date: 17/04/2023

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments: Similar location, original condition rough unrenovated. Slightly larger land size



2 Stanley Street, Brunswick 3056 (VG)

3 Bed 1 Bath 1 Car

Price: \$1,150,000

Method: Sale

Date: 24/04/2023

Property Type: House (Res)

Land Size: 334 sqm approx

Agent Comments: Similar location, same condition, inferior land size



132 Albion Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,050,000

Method: Sold Before Auction

Date: 12/09/2023

Property Type: House (Res)

Land Size: 278 sqm approx

Agent Comments: Inferior location, superior condition updated, 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

10 Second Avenue, 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

Median price \$1,317,500 Unit x Suburb Brunswick

Period - From 01/07/2022 to 30/06/2023 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 |
|------------------------------------|-------------|--------------|
| 5 Bent Street, BRUNSWICK WEST 3055 | \$1,150,000 | 17/04/2023 |
| 2 Stanley Street, BRUNSWICK 3056 | \$1,150,000 | 24/04/2023 |
| 132 Albion Street, BRUNSWICK 3056 | \$1,050,000 | 12/09/2023 |

This Statement of Information was prepared on:

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