

44 Cliff Street, Brunswick Vic 3056



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 304 sqm approx
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 27/04/2021 – 26/04/2022:
 \$1,372,500

Comparable Properties



12 North Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,220,000
Method: Private Sale
Date: 24/03/2022
Property Type: House
Land Size: 400 sqm approx
Agent Comments: Larger land size. Better location House needs more work Comparable property



143 Edward Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,175,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 298 sqm approx
Agent Comments: Similar land size. Better location/street Comparable property



36 Newman Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,150,000
Method: Private Sale
Date: 08/02/2022
Property Type: House
Land Size: 326 sqm approx
Agent Comments: Similar land size. Better location Not a period home Comparable property

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

44 Cliff Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,372,500 House x Suburb Brunswick

Period - From 27/04/2021 to 26/04/2022 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
12 North Street, BRUNSWICK 3056	\$1,220,000	24/03/2022
143 Edward Street, BRUNSWICK 3056	\$1,175,000	14/12/2021
36 Newman Street, BRUNSWICK WEST 3055	\$1,150,000	08/02/2022

This Statement of Information was prepared on:

27/04/2022 08:54