

42 Ashmore Street, Brunswick Vic 3056



3 Bed 1 Bath ROW

Property Type: House

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2018:

\$1,247,000

Agent Comments: Brick single front home with ROW at rear.

Comparable Properties



36 Thomas Street, Brunswick 3056 (REI)

3 Bed 1 Bath ROW

Price: \$980,000

Method: Auction Sale

Date: 24/03/2018

Property Type: House (Res)

Agent Comments: Single front home with three good sized bedrooms. ROW at rear. No off street parking.



154 Glenlyon Road, Brunswick East 3057 (REI)

2 Bed 1 Bath 1 Car

Price: \$885,000

Method: Private Sale

Date: 31/03/2018

Property Type: House (Res)

Agent Comments: Single front period home with rear yard and off street parking for one car.



90 Lydia Street, Brunswick 3056 (REI)

3 Bed 1 Bath ROW

Price: \$865,000

Method: Sold Before Auction

Date: 29/03/2018

Property Type: House (Res)

Agent Comments: Similar brick single front home with ROW at rear. No off street parking.

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

42 Ashmore Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,247,000 House ☒ Suburb Brunswick

Period - From 01/04/2017 to 31/03/2018 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
36 Thomas Street, BRUNSWICK 3056	\$980,000	24/03/2018
154 Glenlyon Road, BRUNSWICK EAST 3057	\$885,000	31/03/2018
90 Lydia Street, BRUNSWICK 3056	\$865,000	29/03/2018