

## 40 Tinning Street, Brunswick Vic 3056



**3 Bed 1 Bath 1 Car**  
**Property Type:** House(Res)  
**Land Size:** 196 sqm approx  
**Indicative Selling Price**  
 \$890,000-\$950,000  
**Median House Price**  
 15/11/2021-14/11/2022:  
 \$1,370,000

## Comparable Properties



### 17 Mountfield Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$948,000  
**Method:** Private Sale  
**Date:** 07/09/2022  
**Property Type:** House  
**Land Size:** 196 sqm approx  
**Agent Comments:** Comparable land size and location  
 Better condition Comparable sale



### 82 De Carle Street, Brunswick 3056 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 164 sqm approx  
**Agent Comments:** Smaller land size Similar location  
 Comparable sale



### 7 Davies Street, Brunswick 3056 (REI)

**3 Bed 1 Bath - Car**  
**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 04/11/2022  
**Property Type:** House  
**Agent Comments:** Smaller land size Better location Better  
 condition Inferior 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

40 Tinning 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 \$890,000 & \$950,000

#### Median sale price

Median price \$1,370,000 House x Suburb Brunswick

Period - From 15/11/2021 to 14/11/2022 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
17 Mountfield Street, BRUNSWICK 3056	\$948,000	07/09/2022
82 De Carle Street, BRUNSWICK 3056	\$930,000	17/09/2022
7 Davies Street, BRUNSWICK 3056	\$905,000	04/11/2022

This Statement of Information was prepared on:

15/11/2022 09:56