

23 Wilkinson Street, Brunswick Vic 3056



3 Bed 1 Bath 2 Car

Property Type: House

Land Size: 280 sqm approx

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

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

Comparable Properties



51 Canberra Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,250,000

Method: Sold Before Auction

Date: 05/07/2023

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments: Updated and freshly presented home with comparable land size. Corner allotment.



1 Cliff Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car

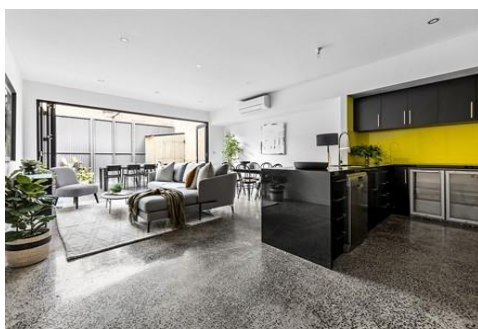
Price: \$1,200,000

Method: Private Sale

Date: 19/08/2023

Property Type: House (Res)

Agent Comments: Slightly smaller land size weatherboard home. 2 bedroom accommodation. Renovated bathroom



13 Wilkinson Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car

Price: \$1,000,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Agent Comments: Renovated, semi-detached home. Smaller property located in the same street.

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

23 Wilkinson 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 \$1,317,500 House 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
51 Canberra Street, BRUNSWICK 3056	\$1,250,000	05/07/2023
1 Cliff Street, BRUNSWICK 3056	\$1,200,000	19/08/2023
13 Wilkinson Street, BRUNSWICK 3056	\$1,000,000	14/09/2023

This Statement of Information was prepared on:

10/10/2023 21:00