

4 Downs Street, Brunswick Vic 3056



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

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

Median House Price

31/01/2022 – 30/01/2023:

\$1,325,000

Comparable Properties



3 Wyall Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 3 Car

Price: \$1,100,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 369 sqm approx

Agent Comments: Renovated house Similar land size
Inferior location Comparable property



15 Marion Avenue, Brunswick West 3055 (REI)

3 Bed 1 Bath 3 Car

Price: \$1,200,000

Method: Sold Before Auction

Date: 29/11/2022

Property Type: House (Res)

Agent Comments: Renovated house Smaller land size
Comparable property



59 Collier Crescent, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 3 Car

Price: \$1,150,000

Method: Sold Before Auction

Date: 14/11/2022

Property Type: House (Res)

Land Size: 323 sqm approx

Agent Comments: House condition, land size is
comparable. 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

4 Downs 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

\$1,325,000

House

x

Suburb

Brunswick

Period - From

31/01/2022

to

30/01/2023

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
3 Wyal Street, BRUNSWICK WEST 3055	\$1,100,000	03/12/2022
15 Marion Avenue, BRUNSWICK WEST 3055	\$1,200,000	29/11/2022
59 Collier Crescent, BRUNSWICK 3056	\$1,150,000	14/11/2022

This Statement of Information was prepared on:

31/01/2023 11:29