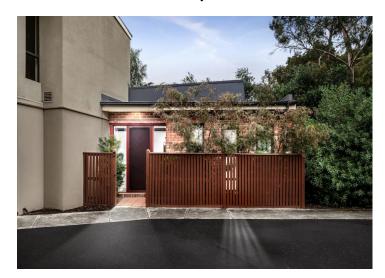
3/22 French Avenue, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car Rooms: 3 Property Type: Unit Indicative Selling Price \$950,000 Median House Price Year ending December 2022: \$602,000

Comparable Properties



15 South Audley Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car Price: \$962,000 Method: Private Sale Date: 16/12/2022 Property Type: House

Agent Comments: Compact weatherboard terrace



18 Bladen Avenue, Brunswick East 3057(REI)

2 Bed 1 Bath - Car Price: \$905,000 Method: Private Sale Date: 06/01/2023 Property Type: House

Agent Comments: Refurbished terrace on small block



102/55 Nicholson Street, Brunswick East 3057(REI)

2 Bed 1 Bath 1 Car Price: \$850,000 Method: Private Sale Date: 30/11/2022

Property Type: Appartment

Agent Comments: Contemporary apartment in larger

development

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

	Pro	pertv	offered	for sa	le
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Address	
Including suburb or	3/22 French Avenue, Brunswick East Vic 3057
locality and postcode	

Indicative selling price

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

Single price	\$950,000

Median sale price

P							
Median price	\$602,000		Unit x	Suburb	Bruns	wick East	
Period - From	01/01/2022	to	31/12/2022	s	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
15 South Audley Street, BRUNSWICK 3056	\$962,000	16/12/2022
18 Bladen Avenue, BRUNSWICK EAST 3057	\$905,000	06/01/2023
102/55 Nicholson Street, BRUNSWICK EAST 3057	\$850,000	30/11/2022

This Statement of Information was prepared on:	16/01/2023 06:53

