

30 Hooper Crescent, Brunswick West Vic 3055



3 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,350,000

Median House Price

Year ending June 2022: \$1,300,000

Comparable Properties



11 Fitzgibbon Avenue, Brunswick West 3055 (REI)

3 Bed 2 Bath - Car

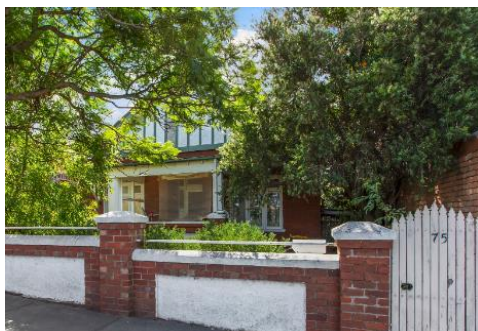
Price: \$1,510,000

Method: Private Sale

Date: 04/08/2022

Property Type: House

Agent Comments: Period home in superior condition, level block, smaller land size.



75 Wilson Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,350,000

Method: Private Sale

Date: 21/05/2022

Property Type: House

Agent Comments: Located on a busier Rd opposite Moonee Valley Racecourse, flat block in original condition, smaller land size.



228 Union Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,330,000

Method: Private Sale

Date: 03/07/2022

Property Type: House

Land Size: 522 sqm approx

Agent Comments: Superior condition with side driveway and 15m frontage.

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

30 Hooper Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,300,000

House

x

Suburb

Brunswick West

Period - From

01/07/2021

to

30/06/2022

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 |
|---|-------------|--------------|
| 11 Fitzgibbon Avenue, BRUNSWICK WEST 3055 | \$1,510,000 | 04/08/2022 |
| 75 Wilson Street, MOONEE PONDS 3039 | \$1,350,000 | 21/05/2022 |
| 228 Union Street, BRUNSWICK WEST 3055 | \$1,330,000 | 03/07/2022 |

This Statement of Information was prepared on:

19/12/2022