

26 Temple Street, Brunswick West Vic 3055



3 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,290,000

Median House Price

Year ending September 2022:

\$1,306,000

Comparable Properties



19 Irvine Crescent, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,380,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

Land Size: 574 sqm approx

Agent Comments: Similar condition, larger land size of 554sqm, located further North.



16 Hanover Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,350,000

Method: Sold Before Auction

Date: 10/09/2022

Property Type: House (Res)

Agent Comments: Central Brunswick location, original home, 426sqm approx. Inferior condition.



16 Trenoweth Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,276,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 442 sqm approx

Agent Comments: Original condition with side driveway, 442sqm approx.

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

26 Temple Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,306,000

House

x

Suburb

Brunswick West

Period - From

01/10/2021

to

30/09/2022

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
19 Irvine Crescent, BRUNSWICK WEST 3055	\$1,380,000	08/10/2022
16 Hanover Street, BRUNSWICK 3056	\$1,350,000	10/09/2022
16 Trenoweth Street, BRUNSWICK WEST 3055	\$1,276,000	10/09/2022

This Statement of Information was prepared on:

27/02/2023