

25 Ewing Street, Brunswick Vic 3056



3 Bed 1 Bath - Car

Property Type: House (Previously Occupied – Detached)

Land Size: 378 sqm approx

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2022:

\$1,330,000

Comparable Properties



24 Henty Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,600,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 403 sqm approx

Agent Comments: Superior accommodation & condition, similar location & land



42 Rose Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,570,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments: Comments: Inferior location & land size, superior property and condition



3 Canberra Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 3 Car

Price: \$1,561,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments: Superior land , similar condition, Inferior location

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

25 Ewing Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,330,000

House

x

Suburb

Brunswick

Period - From

01/01/2022

to

31/12/2022

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
24 Henty Street, BRUNSWICK 3056	\$1,600,000	03/12/2022
42 Rose Street, BRUNSWICK 3056	\$1,570,000	17/09/2022
3 Canberra Street, BRUNSWICK 3056	\$1,561,000	01/10/2022

This Statement of Information was prepared on:

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