

18 Hickford Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car

Rooms: 1

Property Type: House

Land Size: 337 sqm approx

Indicative Selling Price

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

Median House Price

Year ending June 2023: \$1,300,000

Comparable Properties



15 Jones Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,200,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments: Similar land size and location, same condition, period home



86 Lydia Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,135,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 178 sqm approx

Agent Comments: Inferior land size, similar location, period home



1 Mountfield Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,100,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 189 sqm approx

Agent Comments: Inferior land size and accommodation, period home, similar condition

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

18 Hickford Street, Brunswick East Vic 3057

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 \$1,300,000 House x Suburb Brunswick East

Period - From 01/07/2022 to 30/06/2023 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
15 Jones Street, BRUNSWICK 3056	\$1,200,000	22/07/2023
86 Lydia Street, BRUNSWICK 3056	\$1,135,000	24/06/2023
1 Mountfield Street, BRUNSWICK 3056	\$1,100,000	03/06/2023

This Statement of Information was prepared on:

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