

4 Warburton Street, Brunswick Vic 3056



4 Bed 1 Bath 2 Car
Rooms: 6
Property Type: House
Land Size: 376 sqm approx
Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 December quarter 2022:
 \$1,322,500

Comparable Properties



140 Glenlyon Road, Brunswick 3056 (REI/VG)

4 Bed 3 Bath 1 Car
Price: \$1,680,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 322 sqm approx
Agent Comments: Comfortable weatherboard; inferior, semi-arterial road position.



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: Updated 3 bedroom weatherboard of similar quality



12 Dunstan Avenue, Brunswick 3056 (REI/VG)

4 Bed 2 Bath - Car
Price: \$1,550,000
Method: Private Sale
Date: 05/12/2022
Property Type: House
Land Size: 323 sqm approx
Agent Comments: Comfortable weatherboard; 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

4 Warburton Street, Brunswick Vic 3056

Indicative selling price

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

Range between/

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,322,500

House

x

Suburb

Brunswick

Period - From

01/10/2022

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
140 Glenlyon Road, BRUNSWICK 3056	\$1,680,000	15/10/2022
24 Henty Street, BRUNSWICK 3056	\$1,600,000	03/12/2022
12 Dunstan Avenue, BRUNSWICK 3056	\$1,550,000	05/12/2022

This Statement of Information was prepared on:

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