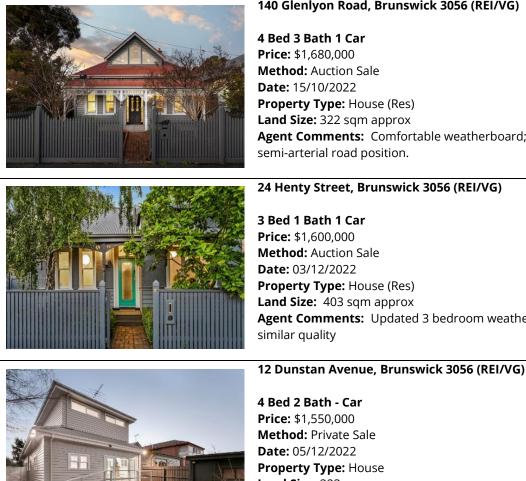
# woodards **W**

# 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)

Agent Comments: Comfortable weatherboard; inferior,

Agent Comments: Updated 3 bedroom weatherboard of

Land Size: 323 sqm aprpox 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 locality and postcode

Including suburb or 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:

31/01/2023 20:29



This guide must not be taken as legal advice.