

## 7a Arnold Street, Brunswick East Vic 3057



**4 Bed 3 Bath 2 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 Year ending March 2024:  
 \$1,403,000

## Comparable Properties



### 520 Napier Street, Fitzroy North 3068 (REI)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,785,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Agent Comments:** Comparable contemporary build, inferior once less bathroom, similar renovations, superior location



### 113 Wilson Street, Brunswick 3056 (REI)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Agent Comments:** Comparable renovations, inferior one less bathroom, similar location



### 71 Donald Street, Brunswick 3056 (REI/VG)

**3 Bed 1 Bath 2 Car**  
**Price:** \$1,740,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx  
**Agent Comments:** Similar internal renovations, inferior only one bathroom, comparable 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

7a Arnold Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

#### Median sale price

Median price \$1,403,000 House x Suburb Brunswick East

Period - From 01/04/2023 to 31/03/2024 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
520 Napier Street, FITZROY NORTH 3068	\$1,785,000	08/04/2024
113 Wilson Street, BRUNSWICK 3056	\$1,775,000	22/06/2024
71 Donald Street, BRUNSWICK 3056	\$1,740,000	02/03/2024

This Statement of Information was prepared on:

26/06/2024 13:17