

22 Albion Street, Brunswick East Vic 3057



4 Bed 2 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 375 sqm approx
Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending December 2022:
 \$1,380,000

Comparable Properties



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: superior location, comparable presentation, superior land size



110 Davies Street, Brunswick 3056 (REI/VG)

4 Bed 2 Bath 2 Car
Price: \$1,500,000
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 365 sqm approx
Agent Comments: Comparable size, superior location and comparable presentation.



20 Harrison Street, Brunswick East 3057 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$1,490,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 485 sqm approx
Agent Comments: Superior location, inferior presentation, inferior house size and superior land size.

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

22 Albion Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,380,000 House x Suburb Brunswick East

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
12 Dunstan Avenue, BRUNSWICK 3056	\$1,550,000	05/12/2022
110 Davies Street, BRUNSWICK 3056	\$1,500,000	25/11/2022
20 Harrison Street, BRUNSWICK EAST 3057	\$1,490,000	12/11/2022

This Statement of Information was prepared on:

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