# 22 Albion Street, Brunswick East Vic 3057

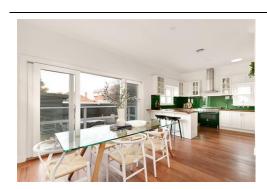


4 Bed 2 Bath 1 Car

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

	Pro	pertv	offered	for sa	le
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0	22 Albion Street, Brunswick East Vic 3057
locality and postcode	,

# **Indicative selling price**

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

Range between	\$1,400,000	&	\$1,500,000
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#### Median sale price

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Median price	\$1,380,000	Но	ouse x	Suburb	Brunswi	ck 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: 17/02/2023 09:46

