

3 Hopetoun Avenue, Brunswick West Vic 3055



4 Bed 2 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2021:

\$1,387,500

Comparable Properties



35 Jhonson Street, Pascoe Vale South 3044 (REI)

3 Bed 2 Bath 3 Car

Price: \$1,542,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments: Single level renovated brick home on similar land size.



22a Everett Street, Brunswick West 3055 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,520,000

Method: Private Sale

Date: 24/11/2021

Property Type: House

Agent Comments: Double storey brick home, location further east. Updated internally.



62 Balmoral Avenue, Pascoe Vale South 3044 (REI)

3 Bed 2 Bath - Car

Price: \$1,456,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Agent Comments: Single level brick home with some period detail intact.

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

3 Hopetoun Avenue, Brunswick West Vic 3055

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 \$1,387,500 House x Suburb Brunswick West

Period - From 01/10/2020 to 31/12/2021 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
35 Jhonson Street, PASCOE VALE SOUTH 3044	\$1,542,000	18/12/2021
22a Everett Street, BRUNSWICK WEST 3055	\$1,520,000	24/11/2021
62 Balmoral Avenue, PASCOE VALE SOUTH 3044	\$1,456,000	06/11/2021

This Statement of Information was prepared on:

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