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

	Pro	pertv	offered	for sal	le
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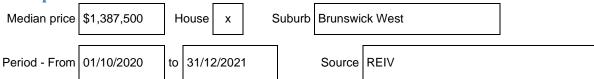
Address	
Including suburb or	3 Hopetoun Avenue, Brunswick West Vic 3055
locality and postcode	

Indicative selling price

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

&	\$1,500,000
	&

Median sale price



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: 07/02/2022 13:15

