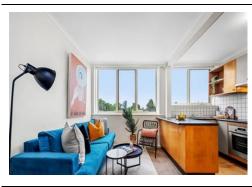
# woodards 🚾

# 12/36-38 Pearson Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$499,000 Median House Price Year ending March 2022: \$540,000

# **Comparable Properties**



## 8/15 De Carle Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$482,001 Method: Private Sale Date: 20/12/2021 Property Type: Apartment Agent Comments: Smaller property Part of larger complex. Comparable property



#### 6/40 Cumming Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$470,000 Method: Auction Sale Date: 20/11/2021 Property Type: Apartment Agent Comments: Smaller property, not updated. Inferior location Inferior property



#### 7/10 Donald Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$500,000 Method: Private Sale Date: 05/11/2021 Property Type: Apartment Agent Comments: Smaller property, Not updated Closer to public transport Comparable property

## 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 locality and postcode

Including suburb or 12/36-38 Pearson Street, Brunswick West Vic 3055

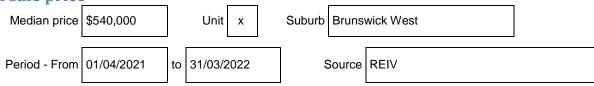
## **Indicative selling price**

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

Single price

\$499,000

## **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
8/15 De Carle Street, BRUNSWICK 3056	\$482,001	20/12/2021
6/40 Cumming Street, BRUNSWICK WEST 3055	\$470,000	20/11/2021
7/10 Donald Street, BRUNSWICK 3056	\$500,000	05/11/2021

This Statement of Information was prepared on:

02/08/2022



This guide must not be taken as legal advice.