

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
Including suburb or
locality and postcode

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

Median price

\$540,000

Unit

x

Suburb

Brunswick West

Period - From

01/04/2021

to

31/03/2022

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
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