

## 8/3 Hickford Street, Brunswick East Vic 3057



**1 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$370,000 - \$399,000

**Median House Price**

Year ending September 2023:

\$588,000

## Comparable Properties



### 10/11a Holmes Street, Brunswick East 3057

**1 Bed 1 Bath 1 Car**

**Price:** \$385,000

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** Apartment

**Agent Comments:** This property in comparison has the following: Similar location, Superior accommodation & Similar size



### 2/675 Park Street, Brunswick 3056

**1 Bed 1 Bath 1 Car**

**Price:** \$382,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** Unit

**Agent Comments:** This property in comparison has the following: Inferior location, Similar accommodation & Inferior condition



### 9/31 Brunswick Road, Brunswick East 3057

**1 Bed 1 Bath 1 Car**

**Price:** \$370,000

**Method:** Private Sale

**Date:** 13/11/2023

**Property Type:** Apartment

**Agent Comments:** This property in comparison has the following: Similar location, Similar accommodation & Inferior condition

## 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

8/3 Hickford Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$399,000

#### Median sale price

Median price \$588,000 Unit x Suburb Brunswick East

Period - From 01/10/2022 to 30/09/2023 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 |
|-------------------------------------------|-----------|--------------|
| 10/11a Holmes Street, BRUNSWICK EAST 3057 | \$385,000 | 04/10/2023   |
| 2/675 Park Street, BRUNSWICK 3056         | \$382,000 | 20/12/2023   |
| 9/31 Brunswick Road, BRUNSWICK EAST 3057  | \$370,000 | 13/11/2023   |

This Statement of Information was prepared on:

21/12/2023 16:47