

79 Albert Street, Brunswick East Vic 3057



4 Bed 1 Bath 1 Car
Rooms: 6
Property Type: House
Land Size: 152 sqm approx
Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 09/09/2021 - 08/09/2022:
 \$1,455,500

Comparable Properties



15 Mackenzie Street, Brunswick 3056 (REI)

4 Bed 2 Bath 1 Car
Price: \$1,400,000
Method: Sold Before Auction
Date: 29/08/2022
Property Type: House
Land Size: 153 sqm approx
Agent Comments: Renovated 4-bedroom Terrace Second Bathroom Similar land size Comparable location



6 Deakin Street, Brunswick East 3057 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,380,000
Method: Sold Before Auction
Date: 22/06/2022
Property Type: Townhouse(Res)
Land Size: 155 sqm approx
Agent Comments: Newer style 3-bedroom 2 Bathroom family home Similar land size Quiet street Comparable property



18 Trafford Street, Brunswick 3056 (REI)

3 Bed 2 Bath - Car
Price: \$1,375,000
Method: Private Sale
Date: 10/07/2022
Property Type: House
Land Size: 171 sqm approx
Agent Comments: Renovated Period family home 3-bedroom 2 Bathroom Similar land size Quiet street 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

79 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,455,500 House x Suburb Brunswick East

Period - From 09/09/2021 to 08/09/2022 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
15 Mackenzie Street, BRUNSWICK 3056	\$1,400,000	29/08/2022
6 Deakin Street, BRUNSWICK EAST 3057	\$1,380,000	22/06/2022
18 Trafford Street, BRUNSWICK 3056	\$1,375,000	10/07/2022

This Statement of Information was prepared on:

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