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)

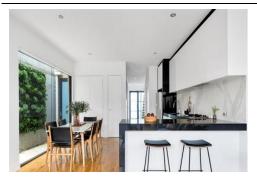
4 Bed 2 Bath 1 Car Price: \$1,400,000

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

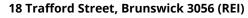
Method: Sold Before Auction

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





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

	Pro	pertv	offered	for sal	le
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Address Including suburb or locality and postcode	79 Albert Street, Brunswick East Vic 3057
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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	Н	ouse	х	S	Suburb	Brunswi	ck East	
Period - From	09/09/2021	to	08/09	9/2022	2		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: 09/09/2022 11:55

