

40 Edward Street, Brunswick Vic 3056



3 Bed 1 Bath – Car
Rooms: 4
Property Type: House (Res)
Land Size: 156 sqm approx
Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending March 2023:
 \$1,325,000

Comparable Properties



52 Edward Street, Brunswick 3056 (REI)

3 Bed 1 Bath - Car
Price: \$1,310,000
Method: Private Sale
Date: 24/03/2023
Property Type: House
Agent Comments: Neighbouring property with similar accommodation



9 Sedgman Street, Brunswick East 3057 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,285,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Agent Comments: Updated terrace with similar overall accommodation; inferior position.



95 Wilson Street, Brunswick 3056 (REI)

2 Bed 1 Bath 2 Car
Price: \$1,226,000
Method: Auction Sale
Date: 04/02/2023
Property Type: House (Res)
Agent Comments: Two bedroom terrace on longer land, in need of updating

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

40 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,325,000 House x Suburb Brunswick

Period - From 01/04/2022 to 31/03/2023 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
52 Edward Street, BRUNSWICK 3056	\$1,310,000	24/03/2023
9 Sedgman Street, BRUNSWICK EAST 3057	\$1,285,000	11/03/2023
95 Wilson Street, BRUNSWICK 3056	\$1,226,000	04/02/2023

This Statement of Information was prepared on:

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