

3 O'Grady Street, Brunswick, VIC 3056



2 Bed, 1 Bath, 1 Car

Property Type: House – Terrace

Land Size: 255 sqm approx

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2023: \$1,317,500

Comparable Properties



19 Ford Street, Brunswick 3056 (REI)

3 Bed, 1 Bath

Price: \$1,250,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: House (Res)

Agent Comments: Three bedroom property however, no off street parking. Some updates throughout.



95 Wilson Street, Brunswick 3056 (REI/VG)

2 Bed, 1 Bath, 2 Car

Price: \$1,226,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 224 sqm approx.

Agent Comments: Brick single front with deep block to rear double carport.



1 Mountfield Street, Brunswick 3056 (REI)

2 Bed, 1 Bath, 1 Car

Price: \$1,100,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 189 sqm approx.

Agent Comments: Single fronted home in comparable condition. Inferior land size and bedroom size. ROW

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

3 O'Grady Street, Brunswick, VIC 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,317,500 House x Suburb Brunswick

Period - From 01/07/2022 to 30/06/2023 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
19 Ford Street, Brunswick 3056	\$1,250,000	10/07/2023
95 Wilson Street, Brunswick 3056	\$1,226,000	04/02/2023
1 Mountfield Street, Brunswick 3056	\$1,100,000	03/06/2023

This Statement of Information was prepared on:

08/09/2023