

## 1/7 Luscombe Street, Brunswick Vic 3056



**2 Bed 2 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending March 2023: \$565,000

## Comparable Properties

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### 12/202-204 Glenlyon Road, Brunswick East 3057 (REI)



**2 Bed 1 Bath 1 Car**  
**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 24/03/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Superior location, larger size, superior condition

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### 42 Little Bendall Street, Kensington 3031 (REI/VG)



**2 Bed 1 Bath 2 Car**  
**Price:** \$801,000  
**Method:** Sold Before Auction  
**Date:** 16/02/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 136 sqm approx  
**Agent Comments:** Similar condition, similar location, similar size

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### 2/20 Westbourne Road, Kensington 3031 (REI)



**2 Bed 1 Bath 1 Car**  
**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 11/05/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Inferior location, inferior condition, similar size

## 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

1/7 Luscombe Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between \$800,000 & \$850,000

#### Median sale price

Median price \$565,000 Unit 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
12/202-204 Glenlyon Road, BRUNSWICK EAST 3057	\$920,000	24/03/2023
42 Little Bendall Street, KENSINGTON 3031	\$801,000	16/02/2023
2/20 Westbourne Road, KENSINGTON 3031	\$770,000	11/05/2023

This Statement of Information was prepared on:

05/07/2023 10:54