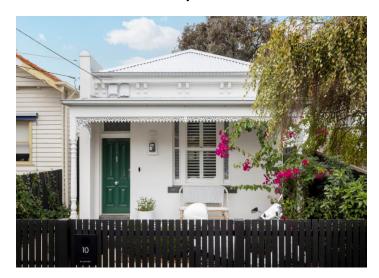
10 Burchett Street, Brunswick Vic 3056



4 Bed 2 Bath - Car Property Type: House - Terrace Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2024: \$1,305,000

Comparable Properties



209 Weston Street, Brunswick East 3057 (REI/VG)

3 Bed 1 Bath 1 Car Price: \$1,675,000

Method: Sold Before Auction

Date: 01/03/2024 **Property Type:** House **Land Size:** 369 sqm approx

Agent Comments: Single level renovated period home,

inferior accommodation. Larger land size.



56a Dunstan Avenue, Brunswick 3056 (REI)

4 Bed 2 Bath 2 Car Price: \$1,600,000 Method: Private Sale Date: 17/03/2024 Property Type: House

Agent Comments: Period home renovated double storey

extension. Inferior land size.



36 Mountfield Street, Brunswick 3056 (REI/VG)

4 Bed 2 Bath 1 Car Price: \$1,595,000 Method: Private Sale Date: 02/03/2024

Property Type: House (Res) **Land Size:** 185 sqm approx

Agent Comments: Period home renovated double storey

extension. Inferior land 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

	Pro	pertv	offered	for	sale
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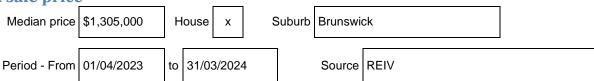
Address Including suburb or	10 Burchett Street, Brunswick Vic 3056
locality and postcode	

Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000

Median sale price



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
209 Weston Street, BRUNSWICK EAST 3057	\$1,675,000	01/03/2024
56a Dunstan Avenue, BRUNSWICK 3056	\$1,600,000	17/03/2024
36 Mountfield Street, BRUNSWICK 3056	\$1,595,000	02/03/2024

This Statement of Information was prepared on: 28/04/2024 21:31

