

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*

Property offered for sale

Address
Including suburb or
locality and postcode

10 Burchett Street, Brunswick Vic 3056

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

Median price

\$1,305,000

House

x

Suburb

Brunswick

Period - From

01/04/2023

to

31/03/2024

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 |
|----------------------------------------|-------------|--------------|
| 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