114 Donald Street, Brunswick Vic 3056



3 Bed 2 Bath 2 Car Property Type: House Land Size: 462 sqm approx Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2024: \$1,305,000

Comparable Properties



16a Eveline Street, Brunswick 3056

4 Bed 2 Bath 2 Car Price: \$1,605,000

Method: Sold Before Auction

Date: 17/04/2024 **Property Type:** House

Agent Comments: Modern construction semidetached

residence, inferior land size.



56a Dunstan Avenue, Brunswick 3056

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

Agent Comments: Period home with modern double

storey extension. Inferior land size.



134 Reynard Street, Coburg 3058

3 Bed 2 Bath 2 Car Price: \$1,560,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) **Land Size:** 460 sqm approx

Agent Comments: Period home with modern extension,

comparable land size. Inferior location.

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 sal	le
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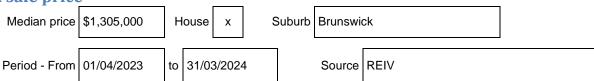
Address Including suburb or locality and postcode	114 Donald Street, Brunswick Vic 3056
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Indicative selling price

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
16a Eveline Street, BRUNSWICK 3056	\$1,605,000	17/04/2024
56a Dunstan Avenue, BRUNSWICK 3056	\$1,600,000	17/03/2024
134 Reynard Street, COBURG 3058	\$1,560,000	23/03/2024

This Statement of Information was prepared on: 03/05/2024 20:31

