

22 Hickford Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car
Property Type: House (Res)
Land Size: 265 sqm approx
Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending June 2023: \$1,300,000

Comparable Properties



1 Allan Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,350,000
Method: Private Sale
Date: 27/04/2023
Property Type: House
Land Size: 210 sqm approx
Agent Comments: comparable land and accommodation



5 Goodman Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car
Price: \$1,290,000
Method: Sold Before Auction
Date: 21/07/2023
Property Type: House (Res)
Land Size: 148 sqm approx
Agent Comments: similar condition, inferior land size and position



92 Edward Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car
Price: \$1,285,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Agent Comments: superior position, comparable accommodation

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

22 Hickford Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,300,000 House x Suburb Brunswick East

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
1 Allan Street, BRUNSWICK 3056	\$1,350,000	27/04/2023
5 Goodman Street, BRUNSWICK 3056	\$1,290,000	21/07/2023
92 Edward Street, BRUNSWICK 3056	\$1,285,000	29/07/2023

This Statement of Information was prepared on:

10/08/2023 08:59