

## 23 Evans Street, Brunswick Vic 3056



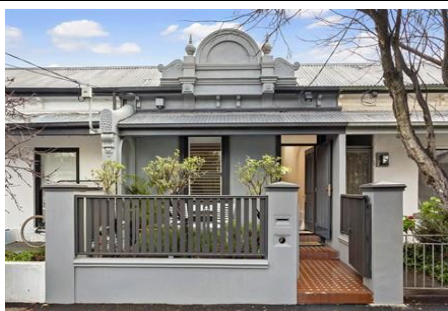
**2 Bed 1 Bath - Car**  
**Property Type:** House (Res)  
**Land size:** 184 sqm approx  
**Indicative Selling Price**  
 \$1,300,000 - \$1,330,000  
**Median House Price**  
 04/12/2022- 03/12/2023:  
 \$1,300,000

## Comparable Properties



### 3 Lawrence Street, Brunswick 3056 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 189 sqm approx  
**Agent Comments:** Semi-detached terrace, similar land and size, inferior floor plan



### 5 Goodman Street, Brunswick 3056 (REI/VG)

**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:** Compact terrace on smaller land in similar condition



### 17 Richardson Street, Brunswick 3056(REI)

**2 Bed 1 Bath - Car**  
**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2023  
**Property Type:** House (Res)  
**Land Size:** 183 sqm approx  
**Agent Comments:** Semi-detached terrace on similar 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

23 Evans Street, Brunswick Vic 3056
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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
3 Lawrence Street, BRUNSWICK 3056	\$1,290,000	18/11/2023
5 Goodman Street, BRUNSWICK 3056	\$1,290,000	21/07/2023
17 Richardson Street, BRUNSWICK 3056	\$1,230,000	10/11/2023

This Statement of Information was prepared on: