

49 Amelia Street, Brunswick Vic 3056



3 Bed 2 Bath 2 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

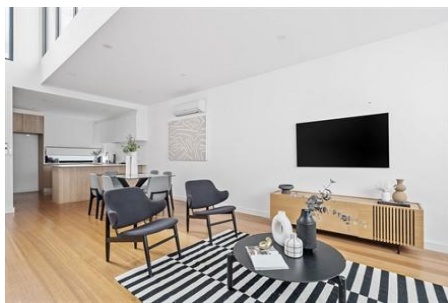
\$1,000,000 - \$1,100,000

Median House Price

03/01/2023 – 02/01/2024:

\$660,000

Comparable Properties



6/6 Reid Street, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,100,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Townhouse (Res)

Agent Comments: Comparable size Smaller outdoor area Superior location Larger complex Comparable property



5/1-7 Colebrook Street, Brunswick 3056 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,060,000

Method: Private Sale

Date: 30/08/2023

Property Type: Townhouse (Single)

Agent Comments: Comparable size Inferior location Comparable property



7/142 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,025,000

Method: Private Sale

Date: 31/10/2023

Property Type: Townhouse (Single)

Agent Comments: Comparable size and location Dated interior No lock up garage Inferior property

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

49 Amelia Street, Brunswick Vic 3056

Indicative selling price

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

Range between &

Median sale price

Median price Townhouse 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
6/6 Reid Street, FITZROY NORTH 3068	\$1,100,000	19/10/2023
5/1-7 Colebrook Street, BRUNSWICK 3056	\$1,060,000	30/08/2023
7/142 Barkly Street, BRUNSWICK 3056	\$1,025,000	31/10/2023

This Statement of Information was prepared on: