

723a Park Street, Brunswick Vic 3056



4 Bed 2 Bath 2 Car
Property Type: Townhouse (Res)
Land Size: 216 sqm approx
Indicative Selling Price
 \$1,950,000 - \$2,145,000
Median House Price
 10/04/2023 - 09/04/2024:
 \$1,300,000

Comparable Properties



29 Hanover Street, Brunswick 3056 (REI)

4 Bed 2 Bath 1 Car
Price: \$2,165,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: House (Res)
Agent Comments: Inferior Layout Inferior as only one parking space and no garage Similar condition Same attributes (beds,bath)



3/27 Hodgson Street, Brunswick 3056 (REI)

4 Bed 3 Bath 2 Car
Price: \$2,150,000
Method: Auction Sale
Date: 24/02/024
Property Type: House (Res)
Agent Comments: Superior as has additional bathroom Similar as both double garages, outdoor spaces and condition Inferior location



298 Union Street, Brunswick West 3055 (REI/VG)

4 Bed 2 Bath 2 Car
Price: \$2,000,000
Method: Private Sale
Date: 17/12/2023
Property Type: House
Land Size: 510 sqm approx
Agent Comments: Superior building Superior outdoor amenities including pool Similar condition Inferior as only single garage

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

723a Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$1,300,000

House

x

Suburb

Brunswick

Period - From

10/04/2023

to

09/04/2024

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
29 Hanover Street, BRUNSWICK 3056	\$2,165,000	21/02/2024
3/27 Hodgson Street, BRUNSWICK 3056	\$2,150,000	24/02/2024
298 Union Street, BRUNSWICK WEST 3055	\$2,000,000	17/12/2023

This Statement of Information was prepared on:

10/04/2024 10:32