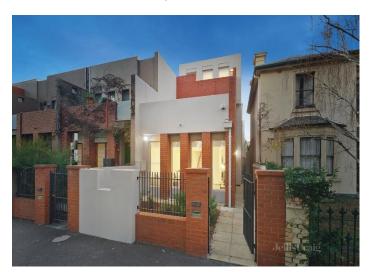
723a Park Street, Brunswick Vic 3056



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

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| Address Including suburb or locality and postcode |
|---|
|---|

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

| i saic price | me price | | | | | |
|---------------|-------------|-------------|--------|---------|------|--|
| Median price | \$1,300,000 | House x | Suburb | Brunswi | ck | |
| Period - From | 10/04/2023 | to 09/04/20 |)24 | 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

