

7a Arnold Street, Brunswick East Vic 3057



4 Bed 3 Bath 2 Car
Property Type: House
Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending March 2024:
 \$1,403,000

Comparable Properties



520 Napier Street, Fitzroy North 3068 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,75,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Agent Comments: Comparable contemporary build, inferior once less bathroom, similar renovations, superior location



113 Wilson Street, Brunswick 3056 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,775,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Agent Comments: Comparable renovations, inferior one less bathroom, similar location



71 Donald Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,740,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 511 sqm approx
Agent Comments: Similar internal renovations, inferior only one bathroom, comparable location

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

7a Arnold Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,403,000 House x Suburb Brunswick East

Period - From 01/04/2023 to 31/03/2024 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
520 Napier Street, FITZROY NORTH 3068	\$1,785,000	08/04/2024
113 Wilson Street, BRUNSWICK 3056	\$1,775,000	22/06/2024
71 Donald Street, BRUNSWICK 3056	\$1,740,000	02/03/2024

This Statement of Information was prepared on:

26/06/2024 13:17