

3 Nash Street, Brunswick Vic 3056



2 Bed 1 Bath

Property Type: House

Land Size: 140 sqm approx.

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2018: \$1,202,000

Agent Comments: Single front period home with split system heating/cooling and private outdoor entertaining area

Comparable Properties



226 Albert Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$880,000

Method: Private Sale

Date: 14/06/2018

Property Type: House

Agent Comments: Semi-detached weatherboard with off-street parking



27 Grant Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath

Price: \$870,000

Method: Auction Sale

Date: 23/06/2018

Property Type: House (Res)

Agent Comments: Fully renovated on a similar size land component



32 Lyle Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath

Price: \$870,000

Method: Sold Before Auction

Date: 20/07/2018

Property Type: House (Res)

Agent Comments: Fully renovated brick home with lane way at rear

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

3 Nash Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,202,000 House Suburb Brunswick

Period - From 01/07/2017 to 30/06/2018 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
226 Albert Street, BRUNSWICK 3056	\$880,000	14/06/2018
27 Grant Street, BRUNSWICK 3056	\$870,000	23/06/2018
32 Lyle Street, BRUNSWICK 3056	\$870,000	20/07/2018