

493 Brunswick Road, Brunswick West Vic 3055



3 Bed 2 Bath 4 Car

Property Type: House

Indicative Selling Price

\$1,390,000

Median House Price

Year ending June 2018: \$1,207,500

Agent Comments: 3 bedroom home on approx. 810m² block. Includes two bathrooms and off street parking for four cars.

Comparable Properties



24 Cook Street, Brunswick West 3055 (REI)

3 Bed 2 Bath

Price: \$1,470,000

Method: Private Sale

Date: 15/08/2018

Property Type: House

Agent Comments: Updated and renovated weatherboard home. Includes open plan layout, rear yard and ROW access. Superior location on a quiet street.



8 Reaburn Crescent, Brunswick West 3055 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,450,000

Method: Private Sale

Date: 31/08/2018

Property Type: House (Res)

Agent Comments: Californian Bungalow with side drive, open plan layout, rear yard and alfresco. Superior location on a quiet street.



230 Brunswick Road, Brunswick 3056 (REI)

4 Bed 1 Bath 1 Car

Price: \$1,350,000

Method: Private Sale

Date: 18/08/2018

Property Type: House (Res)

Agent Comments: Dated period home location on the same street. Separate dining and living area with rear yard and off street parking.

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

493 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Single Price

\$1,390,000

Median sale price

Median price

\$1,207,500

House

Suburb

Brunswick West

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
24 Cook Street, BRUNSWICK WEST 3055	\$1,470,000	15/08/2018
8 Raeburn Crescent, BRUNSWICK WEST 3055	\$1,450,000	31/08/2018
230 Brunswick Road, BRUNSWICK 3056	\$1,350,000	18/08/2018