

## 219 Glenlyon Road, Brunswick East Vic 3056



**3 Beds 2 Bath 1 Car**  
**Property Type:** House

**Indicative Selling Price**

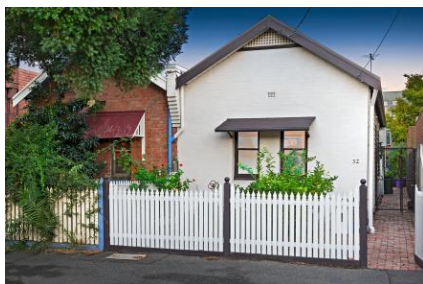
\$1,200,000 - \$1,300,000

**Median House Price**

March Quarter 2017: \$1,454,750

## Comparable Properties

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**32 Clarke Street, Brunswick East 3057 (REI)**

**2 Beds 1 Bath**

**Price:** \$1,212,500

**Method:** Auction Sale

**Date:** 29/04/2017

**Property Type:** House (Res)

**Land Size:** 201m<sup>2</sup>

**Agent Comments:** Smartly renovated with architect designed extension

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**11 Gale Street, Brunswick East 3057**

**3 Beds 1 Bath**

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 4/03/2017

**Property Type:** House (Res)

**Land Size:** 160m<sup>2</sup>

**Agent Comments:** Versatile converted warehouse, used as dance studio

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**217 Glenlyon Road, Brunswick East 3057 (REI)**

**3 Beds 2 Bath**

**Price:** \$1,470,000

**Method:** Sold Before Auction

**Date:** 1/04/2017

**Property Type:** House (Res)

**Land Size:** 150m<sup>2</sup>

**Agent Comments:** Superior fully renovated balcony terrace

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## 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

219 Glenlyon Road, Brunswick East Vic 3057
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,200,000
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 & 

\$1,300,000
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#### Median sale price

Median price 

\$1,454,750
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 House 

X
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 Suburb or locality 

Brunswick East
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Period - From 

01/01/2017
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 to 

31/03/2017
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 Source 

REIV
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#### 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
32 Clarke Street, Brunswick East	\$1,212,500	29/04/2017
11 Gale Street, Brunswick East	\$1,250,000	4/03/2017
217 Glenlyon Road, Brunswick East	\$1,470,000	1/04/2017