Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2b Harry Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,325,000 Property Type House Suburb Brunswick West

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	1/19 Hopetoun Av BRUNSWICK WEST 3055	$1,005,000	31/08/2024
2	21 Brickworks Dr BRUNSWICK 3056	$1,050,000	14/08/2024
3	2/565 Moreland Rd PASCOE VALE SOUTH 3044	$1,050,000	26/03/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/09/2024 10:19

2b Harry Street, Brunswick West Vic 3055

Cameron Pritchard
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3 3 2

Property Type: Townhouse (Res)
Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,325,000

Comparable Properties



1/19 Hopetoun Av BRUNSWICK WEST 3055 (REI)

3 2 2

Price: $1,005,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

Similar sized property here, street facing as well, Harry street is a better location than Hopetoun Ave I believe and has a 2 car garage.



21 Brickworks Dr BRUNSWICK 3056 (REI)

3 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 14/08/2024
Property Type: Townhouse (Res)

Agent Comments

This is central Brunswick (not Brunswick West) but a similar sized townhouse, but more dated and not as modern as Harry Street.



2/565 Moreland Rd PASCOE VALE SOUTH 3044 (REI/VG)

3 2 2

Price: $1,050,000
Method: Sold Before Auction
Date: 26/03/2024
Property Type: Townhouse (Single)
Land Size: 175 sqm approx

Agent Comments

This townhouse seems newer than Harry Street and is located in Pascoe Vale South which achieves similar prices to Brunswick West. It also has a double lock up garage but is on a main road.

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