

97 Blyth Street, Brunswick Vic 3056



4 Bed 1 Bath

Property Type: House

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending March 2019:

\$1,020,000

Comparable Properties



81 Albert Street, Brunswick East 3057 (Pricefinder)

4 Bed 2 Bath 1 Car

Price: \$1,450,000

Method: Private Sale

Date: 22/07/2019

Property Type: House

Agent Comments: Better condition, smaller land.



246 Brunswick Road, Brunswick 3056 (Pricefinder)

3 Bed 1 Bath

Price: \$1,240,000

Method: Private Sale

Date: 3/04/2019

Property Type: House

Agent Comments: Similar condition and land size, better location.



135 Fenwick Street, Carlton North (Pricefinder)

4 Bed 2 Bath 2 Car

Price: \$1,980,000

Method: Auction Sale

Date: 13/04/2019

Property Type: House

Agent Comments: Better location, similar size but better condition.

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

97 Blyth Street, BRUNSWICK Vic 3056

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,430,000

Median sale price

Median price

\$1,020,000

 House

X

 Suburb

Brunswick

Period - From

01/04/2018

 to

31/03/2019

 Source

Pricfinder

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
81 Albert Street, BRUNSWICK EAST 3057	\$1,450,000	22/07/2019
246 Brunswick Road, BRUNSWICK 3056	\$1,240,000	03/04/2019
135 Fenwick Street, CARLTON NORTH 3054	\$1,980,000	15/04/2019