

Paige Hanley

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

195 Stewart Street Brunswick East VIC 3057

 3  1  1

## Indicative Selling Price

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

Range between \$1,250,000 & \$1,375,000

## Median Sale Price

\$1,070,000 Houses in Brunswick east between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**22 Albion Street Brunswick East  
VIC 3057**

 3  2  2

Sold Price **\$1,250,000** Sold Date **02-Sep-18**

Distance **0.24km**



**73 Clarence Street Brunswick East  
VIC 3057**

 3  1  2

Sold Price **\$1,335,000** Sold Date **18-Aug-18**

Distance **0.33km**



**222 Stewart Street Brunswick East  
VIC 3057**

 3  1  1

Sold Price **\$1,280,000** Sold Date **02-Jun-18**

Distance **0.05km**

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**153 Stewart Street Brunswick East  
VIC 3057**

 2  1  1

Sold Price **\$1,255,000**

Sold Date **15-May-18**

Distance **0.33km**

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