

## 602/1C Michael Street, Brunswick Vic 3056



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

Year ending December 2022:

\$594,000

## Comparable Properties



**106/776 Sydney Road, Brunswick 3056 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$559,000

**Method:** Private Sale

**Date:** 09/11/2022

**Property Type:** Apartment

**Agent Comments:** Contemporary apartment at northern end of Sydney Rd



**31/337 Sydney Road, Brunswick 3056 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$520,000

**Method:** Auction Sale

**Date:** 17/12/2022

**Property Type:** Apartment

**Agent Comments:** Modern apartment in similar sized development



**51/108-124 Union Street, Brunswick 3056 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$520,000

**Method:** Private Sale

**Date:** 17/10/2022

**Property Type:** Apartment

**Agent Comments:** Apartment of similar size, age, and location

## 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

602/1C Michael Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$594,000 Unit x Suburb Brunswick

Period - From 01/01/2022 to 31/12/2022 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
106/776 Sydney Road, BRUNSWICK 3056	\$559,000	09/11/2022
31/337 Sydney Road, BRUNSWICK 3056	\$520,000	17/12/2022
51/108-124 Union Street, BRUNSWICK 3056	\$520,000	17/10/2022

This Statement of Information was prepared on:

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