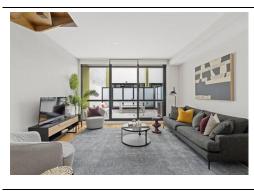
# woodards

## 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

 Range between
 \$500,000

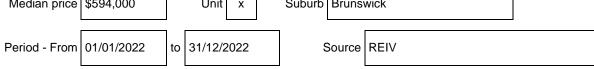
 &
 \$550,000

 Median sale price

 Median price
 \$594,000

 Unit
 x
 Suburb

 Brunswick



### **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 <i>,</i> 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:

07/02/2023 10:18



This guide must not be taken as legal advice.