

2/14B Bent Street, Brunswick West Vic 3055



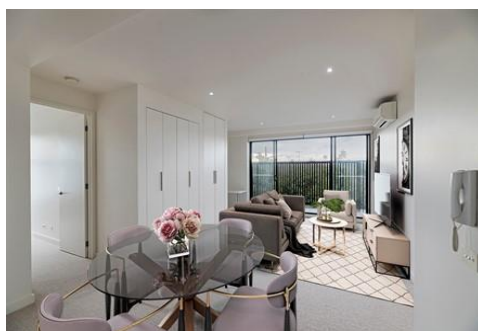
2 Bed 1 Bath 2 Car
Property Type: Unit
Land Size: 628 sqm approx
Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 05/09/2021 – 04/09/2022:
 \$491,500

Comparable Properties



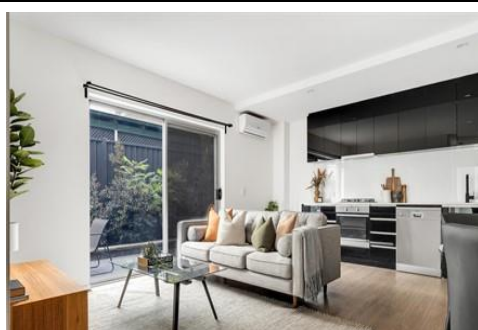
4/4 Cumming Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car
Price: \$555,000
Method: Private Sale
Date: 18/08/2022
Property Type: Unit
Agent Comments: Similar location Larger living area
 Doesn't have the courtyard. Comparable property



111/2 Murray Street, Brunswick West 3055 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$530,000
Method: Private Sale
Date: 11/07/2022
Property Type: Apartment
Agent Comments: Similar location Larger living area
 Doesn't have the courtyard. Comparable property



5/651 Moreland Road, Pascoe Vale South 3044 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$510,000
Method: Private Sale
Date: 27/05/2022
Property Type: Apartment
Agent Comments: Inferior location Extra bathroom
 Smaller courtyard Inferior property

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

2/14B Bent Street, Brunswick West Vic 3055

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 \$491,500 Unit x Suburb Brunswick West

Period - From 05/09/2021 to 04/09/2022 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
4/4 Cumming Street, BRUNSWICK WEST 3055	\$555,000	18/08/2022
111/2 Murray Street, BRUNSWICK WEST 3055	\$530,000	11/07/2022
5/651 Moreland Road, PASCOE VALE SOUTH 3044	\$510,000	27/05/2022

This Statement of Information was prepared on:

05/09/2022 12:52