

8/72 Victoria Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$560,000 - \$600,000
Median House Price
 Year ending December 2021:
 \$645,000

Comparable Properties



405/65 Nicholson Street, Brunswick East 3057 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$570,000
Method: Private Sale
Date: 10/12/2021
Property Type: Apartment
Agent Comments: Similar location Main Road, larger complex New property Comparable property



42/337 Sydney Road, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$549,5000
Method: Private Sale
Date: 26/08/2021
Property Type: Apartment
Agent Comments: Large complex Similar size property Inferior location Inferior property



7/6 Dorothy Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$500,000
Method: Private Sale
Date: 02/01/2021
Property Type: Apartment
Agent Comments: Similar size property Inferior location and complex 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

8/72 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$645,000 Unit x Suburb Brunswick East

Period - From 01/01/2021 to 31/12/2021 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
405/65 Nicholson Street, BRUNSWICK EAST 3057	\$570,000	10/12/2021
42/337 Sydney Road, BRUNSWICK 3056	\$549,500	26/08/2021
7/6 Dorothy Street, BRUNSWICK 3056	\$500,000	02/10/2021

This Statement of Information was prepared on:

21/02/2022