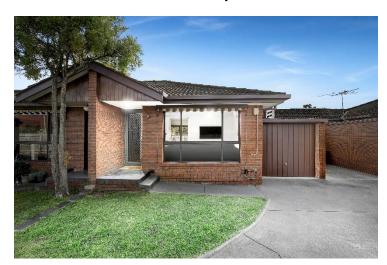
7/204-206 Union Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car Property Type: Unit Indicative Selling Price \$495,000 Median House Price Year ending June 2022: \$510,000

Comparable Properties



104/10 Charles Street, Brunswick 3056 (VG)

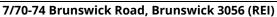
1 Bed 1 Bath 1 Car Price: \$513,000 Method: Sale Date: 09/05/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments: Modern building in a smaller boutique development, central Brunswick location. Inferior outdoor

space.





1 Bed 1 Bath 1 Car Price: \$500,000 Method: Auction Sale Date: 16/07/2022 Property Type: Unit

Agent Comments: Ground floor with two large courtyards

in a more modern development.



5/150 Dawson Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$440,000 Method: Private Sale Date: 16/03/2022 Property Type: Unit

Agent Comments: Villa Unit located on the corner of busy

intersection with no garage, inferior.

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

P	rop	erty	offer	red	for	sale	,

Address Including suburb or locality and postcode 7/204-206 Union Street, Brunswick West Vic 3055

Indicative selling price

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

Single price \$495,000

Median sale price

Median price	\$510,000		Unit	х	Suburb	Bruns	wick West	
Period - From	01/07/2021	to	30/06/2	:022	S	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
104/10 Charles Street, BRUNSWICK 3056	\$513,000	09/05/2022
7/70-74 Brunswick Road, BRUNSWICK 3056	\$500,000	16/07/2022
5/150 Dawson Street, BRUNSWICK WEST 3055	\$440,000	16/03/2022

This Statement of Information was prepared on:	17/10/2022
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