

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.



7/70-74 Brunswick Road, Brunswick 3056 (REI)

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*

Property offered 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

x

Suburb

Brunswick West

Period - From

01/07/2021

to

30/06/2022

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
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