

206/1 Duggan Street, Brunswick West, VIC 3055



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$375,000
Median House Price
 Year ending June 2024: \$489,735

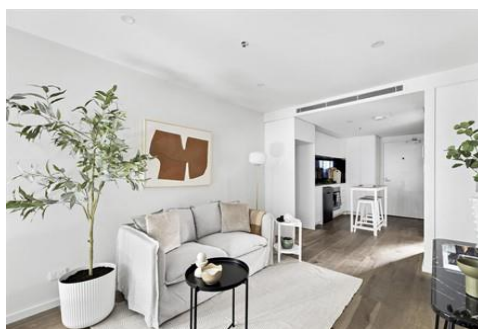
Comparable Properties



205/1 Duggan Street, Brunswick West 3055 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$391,858
Method: Private Sale
Date: 26/08/2024
Property Type: Unit
Agent Comments: Two bedroom apartment located in the same building.



103/2 Olive York Way, Brunswick West 3055 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$400,000
Method: Private Sale
Date: 13/08/2024
Property Type: Apartment
Agent Comments: Two bedroom apartment located in the building next door.



111/37-43 Breese Street, Brunswick 3056 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$400,000
Method: Private Sale
Date: 21/06/2024
Property Type: Unit
Agent Comments: Modern two bedroom apartment, freshly presented

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

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|---|
| 206/1 Duggan Street, Brunswick West, VIC 3055 |
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Indicative selling price

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

Single price

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|-----------|
| \$375,000 |
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Median sale price

Median price

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| \$489,835 |
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 Unit

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| x |
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 Suburb

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|----------------|
| Brunswick West |
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Period - From

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| 01/07/2023 |
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 to

| |
|------------|
| 30/06/2024 |
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 Source

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| REIV |
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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 |
|---|-----------|--------------|
| 205/1 Duggan Street, BRUNSWICK WEST 3055 | \$391,885 | 26/08/2024 |
| 103/2 Olive York Way, BRUNSWICK WEST 3055 | \$400,000 | 13/08/2024 |
| 111/37-43 Breese Street, BRUNSWICK 3056 | \$400,000 | 21/06/2024 |

This Statement of Information was prepared on:

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| 03/10/2024 14:35 |
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