

## 4/815 Park Street, Brunswick Vic 3056



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$650,000 - \$690,000

**Median House Price**

Year ending December 2021:

\$600,000

## Comparable Properties



### 7/171 Edward Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$677,000

**Method:** Sold Before Auction

**Date:** 23/09/2021

**Property Type:** Unit

**Agent Comments:** Similar accommodation, similar location, inferior condition



### 4/101 Melville Road, Brunswick West 3055 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Unit

**Agent Comments:** Similar accommodation, similar location, inferior condition



### 1/841 Park Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 19/10/2021

**Property Type:** Unit

**Agent Comments:** Similar location, inferior condition, similar floorplan

## 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

4/815 Park Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

#### Median sale price

Median price \$600,000 Unit x Suburb Brunswick

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
7/171 Edward Street, BRUNSWICK 3056	\$677,000	23/09/2021
4/101 Melville Road, BRUNSWICK WEST 3055	\$660,000	16/10/2021
1/841 Park Street, BRUNSWICK 3056	\$650,000	19/10/2021

This Statement of Information was prepared on:

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