

## 203/9 Duggan Street, Brunswick West Vic 3055



**2 Bed 2 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$495,000  
**Median House Price**  
 Year ending December 2023:  
 \$470,000

## Comparable Properties



### 511/1 Olive York Way, Brunswick West 3055 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 10/12/2023  
**Property Type:** Apartment  
**Agent Comments:** Located in a neighbouring building, modern two bed apartment. Superior outlook



### 314/5 Olive York Way, Brunswick West 3055 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 28/12/2023  
**Property Type:** Apartment  
**Agent Comments:** Located in a neighbouring building, modern two bed apartment.



### 302/3 Duggan Street, Brunswick West 3055 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Apartment  
**Agent Comments:** Located in the same development, only has one bathroom.

## 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

203/9 Duggan Street, Brunswick West Vic 3055

#### Indicative selling price

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

Single price

\$495,000

#### Median sale price

Median price

\$470,000

Unit

x

Suburb

Brunswick West

Period - From

01/01/2023

to

31/12/2023

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
511/1 Olive York Way, BRUNSWICK WEST 3055	\$520,000	10/12/2023
314/5 Olive York Way, BRUNSWICK WEST 3055	\$470,000	28/12/2023
302/3 Duggan Street, BRUNSWICK WEST 3055	\$455,000	26/02/2024

This Statement of Information was prepared on:

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