

8/173 Union Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$320,000 - \$350,000
Median House Price
 03/02/2024 - 02/02/2025: \$480,000

Comparable Properties



4/28 Melville Road, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$331,500
Method: Private Sale
Date: 18/12/2024
Property Type: House
Agent Comments: Comparable location, Slightly larger property, Main Road, No courtyard, Comparable property



10/3 Guthrie Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$320,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment
Agent Comments: Comparable location Similar size property. Doesn't have a courtyard, Comparable property



7/173 Union Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$320,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Apartment
Agent Comments: Same building Updated No courtyard, Comparable property

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

8/173 Union Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$480,000 Unit x Suburb Brunswick West

Period - From 03/02/2024 to 02/02/2025 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
4/28 Melville Road, BRUNSWICK WEST 3055	\$331,500	18/12/2024
10/3 Guthrie Street, BRUNSWICK WEST 3055	\$320,000	25/10/2024
7/173 Union Street, BRUNSWICK WEST 3055	\$320,000	31/08/2024

This Statement of Information was prepared on:

03/02/2025 15:50