

11/789 Park Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Apartment
Internal Size: 50 sqm approx
Indicative Selling Price
 \$420,000 - \$460,000
Median House Price
 Year ending September 2023:
 \$545,000

Comparable Properties



6/675 Park Street, Brunswick 3056 (VG)

1 Bed 1 Bath 1 Car
Price: \$432,500
Method: Sale
Date: 01/09/2023
Property Type: Strata Unit/Flat
Agent Comments: Same location, similar style building and accommodation



2/35-37 Eveline Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 03/11/2023
Property Type: Apartment
Agent Comments: Similar style apartment, same accommodation, inferior in size

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

11/789 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$545,000 Unit x Suburb Brunswick

Period - From 01/10/2022 to 30/09/2023 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
6/675 Park Street, BRUNSWICK 3056	\$432,500	01/09/2023
2/35-37 Eveline Street, BRUNSWICK 3056	\$420,000	03/11/2023

This Statement of Information was prepared on:

23/11/2023 10:39