

14/173 Union Street, Brunswick West Vic 3055



1 Bed 1 Bath
Property Type: Flat
Indicative Selling Price
 \$280,000
Median House Price
 Year ending June 2024: \$489,735

Comparable Properties



4/2 Lennon Street, Parkville 3052 (REI/VG)

1 Bed 1 Bath - Car
Price: \$290,000
Method: Private Sale
Date: 28/06/2024
Property Type: Unit
Agent Comments: One bed apartment in older style block, has a balcony, no car space.



106/2a Michael Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath - Car
Price: \$270,000
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment
Agent Comments: Modern apartment with no car space, superior finishes.



6/7 Mascoma Street, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath - Car
Price: \$272,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment
Agent Comments: Comparable accommodation, no car space.

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

14/173 Union Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$489,735

Unit

x

Suburb

Brunswick West

Period - From

01/07/2023

to

30/06/2024

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
4/2 Lennon Street, PARKVILLE 3052	\$290,000	28/06/2024
106/2a Michael Street, BRUNSWICK 3056	\$270,000	24/05/2024
6/7 Mascoma Street, ASCOT VALE 3032	\$272,000	04/04/2024

This Statement of Information was prepared on:

15/08/2024 10:18