# woodards 🚾

# 5314/185 Weston Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$480,000 Median House Price 02/04/2023 - 01/04/2024: \$570,000

# **Comparable Properties**



#### 12/15 De Carle Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car Price: \$485,000 Method: Private Sale Date: 22/03/2024 Property Type: Unit Agent Comments: Older style complex No balcony Comparable property



## 125/8 Lygon Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 1 Car Price: \$480,000 Method: Private Sale Date: 15/02/2024 Property Type: Apartment Agent Comments: Similar location Newer style complex Comparable property



#### 5311/185 Weston Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 1 Car Price: \$470,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment Agent Comments: Same complex Comparable size property 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 locality and postcode

Including suburb or 5314/185 Weston Street, Brunswick East Vic 3057

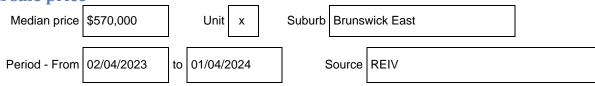
## **Indicative selling price**

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

Single price

\$480,000

#### **Median sale price**



## **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
12/15 De Carle Street, BRUNSWICK 3056	\$485,000	22/03/2024
125/8 Lygon Street, BRUNSWICK EAST 3057	\$480,000	15/02/2024
5311/185 Weston Street, BRUNSWICK EAST 3057	\$470,000	14/02/2024

This Statement of Information was prepared on:

02/04/2024 09:37



This guide must not be taken as legal advice.