

1/147 Union Street, Brunswick Vic 3056



2 Bed 2 Bath 1 Car

Property Type: Unit

Land Size: 62 sqm approx

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending March 2024: \$579,000

Comparable Properties



5/144 Brunswick Road, Brunswick 3056 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$725,000

Method: Private Sale

Date: 26/04/2024

Property Type: Townhouse (Single)

Agent Comments: Modern townhouse set over three levels with garage. Comparable accommodation. Superior size



1/1 Murray Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$652,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

Agent Comments: Modern townhouse set over two levels, single garage and bathroom. Added Study room.



6/20 Union Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$650,000

Method: Private Sale

Date: 27/04/2024

Property Type: Apartment

Agent Comments: Large single level apartment located in the same street, one bathroom, does have designated study 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

1/147 Union Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$579,000 Unit x Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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
5/144 Brunswick Road, BRUNSWICK 3056	\$725,000	26/04/2024
1/1 Murray Street, BRUNSWICK WEST 3055	\$652,000	11/05/2024
6/20 Union Street, BRUNSWICK 3056	\$650,000	27/04/2024

This Statement of Information was prepared on:

28/06/2024 06:16