

## 9/3 Allard Street, Brunswick West Vic 3055



**1 Bed 1 Bath 1 Car**  
**Property Type:** Flat  
**Indicative Selling Price**  
 \$279,000  
**Median Unit Price**  
 Year ending June 2019: \$480,000

## Comparable Properties



**8/11 Egginton Street, Brunswick West 3055 (VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$271,999  
**Method:** Sale  
**Date:** 18/06/2019  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** Comparable brick apartment block with smaller accommodation.



**10/230 Ascot Vale Road, Ascot Vale 3032 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$269,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Property Type:** Apartment  
**Agent Comments:** Comparable brick apartment block with similar accommodation. Inferior position, located on a main road.



**8/95 Dawson Street, Brunswick 3056 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$268,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Property Type:** Apartment  
**Agent Comments:** Comparable brick apartment complex with similar accommodation. Inferior position at front of block. Inferior position located on a busy road.

## 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

9/3 Allard Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,000

#### Median sale price

Median price

\$480,000

Unit

X

Suburb

Brunswick West

Period - From

01/07/2018

to

30/06/2019

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
8/11 Egginton Street, BRUNSWICK WEST 3055	\$271,999	18/06/2019
10/230 Ascot Vale Road, ASCOT VALE 3032	\$269,000	31/07/2019
8/95 Dawson Street, BRUNSWICK 3056	\$268,000	10/08/2019

This Statement of Information was prepared on:

23/08/2019