

87/108-124 Union Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car
Property Type:
 Flat/Unit/Apartment (Res)
Indicative Selling Price
 \$525,000
Median House Price
 Year ending June 2024: \$585,000

Comparable Properties



510/92-96 Albert Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car
Price: \$525,000
Method: Private Sale
Date: 31/07/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Superior location, Similar condition & Superior accommodation



59/108 Union Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath - Car
Price: \$514,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Same location, Similar condition & Similar accommodation



A205/460 Victoria Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$520,000
Method: Private Sale
Date: 29/05/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Similar accommodation

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

87/108-124 Union Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$585,000

 Unit

x

 Suburb

Brunswick

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
510/92-96 Albert Street, BRUNSWICK EAST 3057	\$525,000	31/07/2024
59/108 Union Street, BRUNSWICK 3056	\$514,000	25/06/2024
A205/460 Victoria Street, BRUNSWICK 3056	\$520,000	29/05/2024

This Statement of Information was prepared on:

10/10/2024 12:43
