

## 9/185 Brunswick Road, Brunswick Vic 3056



**4 Bed 2 Bath 1 Car**

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending March 2022:

\$1,387,000

## Comparable Properties



### 30 Dods Street, Brunswick 3056 (REI/VG)

**3 Bed 2 Bath 2 Car**

**Price:** \$1,258,000

**Method:** Auction Sale

**Date:** 16/03/2022

**Property Type:** House (Res)

**Agent Comments:** Modern three level property, one less bedroom. Does have tandem garage.



### 1/898 Nicholson Street, Fitzroy North 3068 (VG)

**3 Bed 2 Bath 2 Car**

**Price:** \$1,160,000

**Method:** Sale

**Date:** 23/01/2022

**Property Type:** Townhouse (Conjoined)

**Agent Comments:** Three level residence with garage. Located at the front of the block on a main road.



### 2/32 Davison Street, Brunswick 3056 (REI/VG)

**4 Bed 2 Bath 2 Car**

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 06/05/2022

**Property Type:** Townhouse (Single)

**Agent Comments:** Two level townhouse with garage and courtyard. Inferior location.

## 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

9/185 Brunswick Road, Brunswick Vic 3056

#### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$1,387,000 House x Suburb Brunswick

Period - From 01/04/2021 to 31/03/2022 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
30 Dods Street, BRUNSWICK 3056	\$1,258,000	16/03/2022
1/898 Nicholson Street, FITZROY NORTH 3068	\$1,160,000	23/01/2022
2/32 Davison Street, BRUNSWICK 3056	\$1,020,000	06/05/2022

This Statement of Information was prepared on:

20/07/2022