

G07/9 Duggan Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/ Flat

Indicative Selling Price

\$390,000

Median House Price

10/03/2022 – 09/03/2023:

\$477,000

Comparable Properties



213/358 Moreland Road, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$420,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment

Agent Comments: New building Slightly smaller Good aspect No courtyard/small balcony Comparable property



LG01/314 Pascoe Vale Road, Essendon 3040 (REI)

1 Bed 1 Bath 1 Car

Price: \$390,000

Method: Private Sale

Date: 07/11/2022

Property Type: Apartment

Agent Comments: Comparable location Large complex Ground Floor with courtyard Comparable property



108/9 Duggan Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Private Sale

Date: 12/01/2023

Rooms: 3

Property Type: Apartment

Agent Comments: Same complex No courtyard Inferior 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
Including suburb or
locality and postcode

G07/9 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$477,000

Unit

x

Suburb

Brunswick West

Period - From

10/03/2022

to

09/03/2023

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
213/358 Moreland Road, BRUNSWICK WEST 3055	\$420,000	05/10/2022
LG01/314 Pascoe Vale Road, ESSENDON 3040	\$390,000	07/11/2022
108/9 Duggan Street, BRUNSWICK WEST 3055	\$360,000	12/01/2023

This Statement of Information was prepared on:

01/05/2023