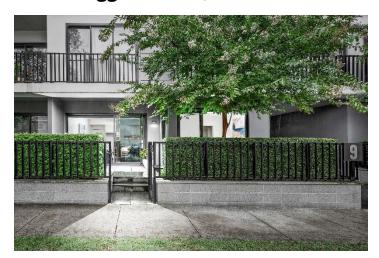
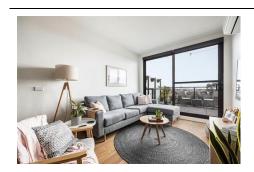
G07/9 Duggan Street, Brunswick West Vic 3055



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	G07/9 Duggan Street, Brunswick West Vic 3055	

locality and postcode

Indicative selling price

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

Single price \$390,000

Median sale price

P				_			-
Median price	\$477,000		Unit x	Suburb	Brunsv	wick West	
Period - From	10/03/2022	to	09/03/2023	Sc	ource	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
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