

35/337 Sydney Road, Brunswick Vic 3056



2 Bed 1 Bath 2 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$540,000 - \$580,000
Median House Price
 March quarter 2024: \$578,000

Comparable Properties



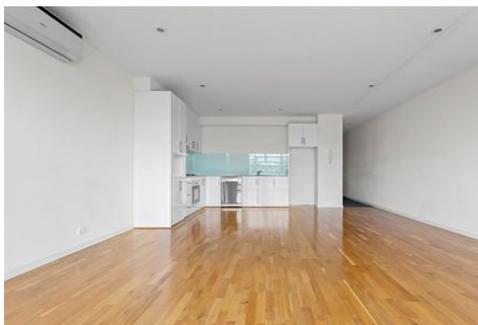
502/623 Sydney Road, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car
Price: \$565,000
Method: Private Sale
Date: 02/04/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Inferior accommodation



107/756 Sydney Road, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car
Price: \$560,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Inferior location, Superior condition & Similar size



24/10 Breese Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$555,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Inferior 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

35/337 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$578,000 Unit x Suburb Brunswick

Period - From 01/01/2024 to 31/03/2024 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
502/623 Sydney Road, BRUNSWICK 3056	\$565,000	02/04/2024
107/756 Sydney Road, BRUNSWICK 3056	\$560,000	25/01/2024
24/10 Breese Street, BRUNSWICK 3056	\$555,000	25/01/2024

This Statement of Information was prepared on:

23/04/2024 13:00