

715/601 Sydney Road, Brunswick Vic 3056



2 Bed 1 Bath 2 Car

Property Type: Apartment

Indicative Selling Price

\$629,000

Median House Price

September quarter 2023: \$561,500

Comparable Properties



8/170 Albion Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car

Price: \$640,000

Method: Private Sale

Date: 09/10/2023

Property Type: Apartment

Agent Comments: Similar location & accommodation, same condition



306/360 Lygon Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car

Price: \$631,000

Method: Sold Before Auction

Date: 21/10/2023

Property Type: Apartment

Agent Comments: Similar location and condition, superior accommodation, inferior parking.



116/26 Lygon Street, Brunswick East 3057 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$600,000

Method: Private Sale

Date: 04/10/2023

Property Type: Unit

Agent Comments: Similar location and condition, superior accommodation, inferior parking

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

715/601 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$561,500

Unit

x

Suburb

Brunswick

Period - From

01/07/2023

to

30/09/2023

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
8/170 Albion Street, BRUNSWICK 3056	\$640,000	09/10/2023
306/360 Lygon Street, BRUNSWICK EAST 3057	\$631,000	21/10/2023
116/26 Lygon Street, BRUNSWICK EAST 3057	\$600,000	04/10/2023

This Statement of Information was prepared on:

04/12/2023 11:32