woodards 🚾

23/159 Union Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Unit Indicative Selling Price \$480,000-\$520,000 Median House Price Year ending December 2023: \$470,000

Comparable Properties



7/14b Bent Street, Brunswick West 3055 (VG)

2 Bed 1 Bath 2 Car Price: \$520,000 Method: Sale Date: 19/01/2024 Property Type: Strata Unit/Flat Agent Comments: Older style building with some updates, no outdoor area. Does have 2 car spaces, inferior location.



7/12 Allard Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car Price: \$495,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment Agent Comments: Older style building, unrenovated apartment with no outdoor area.



5/31 Waxman Parade, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car Price: \$489,469 Method: Private Sale Date: 22/02/2024 Property Type: Unit Agent Comments: Unit with updated bathroom, dated kitchen. 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

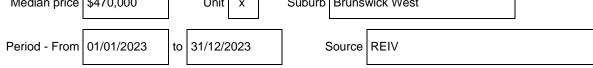
Property offered for sale

 Address
 23/159 Union Street, Brunswick West Vic 3055

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

 Range between
 \$480,000
 & \$520,000

 Median sale price
 Median price \$470,000
 Unit x
 Suburb Brunswick West



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
7/14b Bent Street, BRUNSWICK WEST 3055	\$520,000	19/01/2024
7/12 Allard Street, BRUNSWICK WEST 3055	\$495,000	21/10/2023
5/31 Waxman Parade, BRUNSWICK WEST 3055	\$489,469	22/02/2024

This Statement of Information was prepared on:

11/03/2024 18:28



This guide must not be taken as legal advice.