

A6/1-5 Grantham Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$299,000

Median House Price

June quarter 2023: \$430,000

Comparable Properties



8/441 Brunswick Road, Brunswick West 3055 (VG)

1 Bed 1 Bath 1 Car

Price: \$296,000

Method: Sale

Date: 07/06/2023

Property Type: Strata Unit/Flat

Agent Comments: Comparable size and location No balcony Smaller complex Main road Comparable property



1/4 Allard Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$285,000

Method: Private Sale

Date: 20/06/2023

Property Type: Flat

Agent Comments: Comparable size and location Older Building Smaller complex Comparable property



1/24 Daly Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car

Price: \$285,000

Method: Private Sale

Date: 22/03/2023

Property Type: Apartment

Agent Comments: Superior Location Older Building Smaller complex Comparable 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

A6/1-5 Grantham Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$430,000

Unit

x

Suburb

Brunswick West

Period - From

01/04/2023

to

30/06/2023

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 |
|---|-----------|--------------|
| 8/441 Brunswick Road, BRUNSWICK WEST 3055 | \$296,000 | 07/06/2023 |
| 1/4 Allard Street, BRUNSWICK WEST 3055 | \$285,000 | 20/06/2023 |
| 1/24 Daly Street, BRUNSWICK WEST 3055 | \$285,000 | 22/03/2023 |

This Statement of Information was prepared on:

22/09/2023 11:11