

## 9/185 Brunswick Road, Brunswick Vic 3056



**4 Bed 2 Bath 1 Car**

**Property Type:** Townhouse (Res)

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2024: \$1,300,000

## Comparable Properties



### 22 Eva Buhlert Close, Brunswick 3056 (REI)

**3 Bed 2 Bath 2 Car**

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** Townhouse (Res)

**Agent Comments:** Three bedroom townhouse, freshly presented with superior courtyard



### 14a Ryan Street, Brunswick East 3057 (REI)

**3 Bed 2 Bath 2 Car**

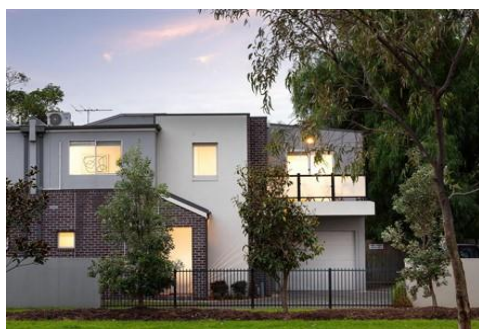
**Price:** \$1,230,000

**Method:** Sold Before Auction

**Date:** 23/08/2024

**Property Type:** House (Res)

**Agent Comments:** Modern three bedroom townhouse with balcony and entertaining area



### 3/66 John Street, Brunswick East 3057 (REI)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** Townhouse (Res)

**Agent Comments:** Modern three bedroom townhouse with balcony facing the park

## 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

9/185 Brunswick Road, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

#### Median sale price

Median price

\$1,300,000

House

x

Suburb

Brunswick

Period - From

01/07/2023

to

30/06/2024

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
22 Eva Buhlert Close, BRUNSWICK 3056	\$1,195,000	24/08/2024
14a Ryan Street, BRUNSWICK EAST 3057	\$1,230,000	23/08/2024
3/66 John Street, BRUNSWICK EAST 3057	\$1,305,000	13/07/2024

This Statement of Information was prepared on:

25/09/2024 16:40