

15/76-78 Edward Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$399,000
Median House Price
 Year ending September 2024:
 \$590,000

Comparable Properties



4/93 Tinning Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment
Agent Comments: Older style brick building on the ground floor with balcony space.



7/12 Barningham Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$398,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit
Agent Comments: Comparable one bedroom apartment in an older style block.



6/697 Park Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car
Price: \$417,000
Method: Private Sale
Date: 29/06/2024
Property Type: Unit
Agent Comments: Comparable accommodation with undercover balcony.

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

15/76-78 Edward Street, Brunswick Vic 3056
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Indicative selling price

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

Single Price

\$399,000

Median sale price

Median price

\$590,000

Unit

x

Suburb

Brunswick

Period - From

01/10/2023

 to

30/09/2024

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
4/93 Tinning Street, BRUNSWICK 3056	\$380,000	02/09/2024
7/12 Barningham Street, BRUNSWICK 3056	\$398,000	27/07/2024
6/697 Park Street, BRUNSWICK 3056	\$417,000	29/06/2024

This Statement of Information was prepared on:

19/12/24
