

2/16 Fraser Street, Brunswick, VIC 3056



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: Unit
Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 December quarter 2024: \$625,000

Comparable Properties



1/421 Brunswick Road, Brunswick West 3055 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$801,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit
Agent Comments: Inferior position, similar accommodation and condition, has additional bathroom.



3/10 Waxman Parade, Brunswick West 3055 (REI/VG)
2 Bed 1 Bath 2 Car
Price: \$831,000
Method: Sold Before Auction
Date: 17/09/2024
Property Type: Villa
Agent Comments: Similar style build, inferior accommodation, similar 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
Including suburb or locality and postcode

2/16 Fraser Street, Brunswick, VIC 3056

Indicative selling price

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

Range between

\$800,000

 &

\$850,000

Median sale price

Median price

\$625,000

 Unit

x

 Suburb

Brunswick

Period - From

01/10/2024

 to

31/12/2024

 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
1/421 Brunswick Road, Brunswick West 3055	\$801,000	20/09/2024
3/10 Waxman Parade, Brunswick West 3055	\$831,000	17/09/2024

This Statement of Information was prepared on:

05/03/2025 09:02
