

5/24 Mclean Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$720,000

Median House Price

December quarter 2021" \$557,500

Comparable Properties



3/31 Garnet Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car

Price: \$726,000

Method: Sold Before Auction

Date: 23/02/2022

Property Type: Unit

Agent Comments: Similar size, inferior condition, similar location



8/8 Eddy Street, Moonee Ponds 3039 (REI)

2 Bed 1 Bath 2 Car

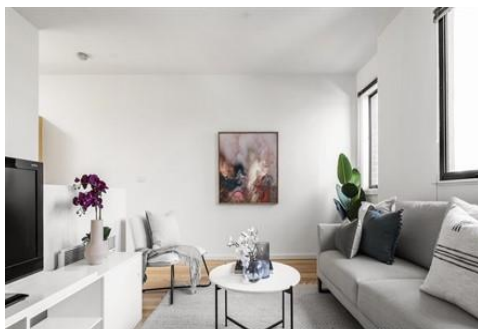
Price: \$690,000

Method: Private Sale

Date: 16/02/2022

Property Type: Apartment

Agent Comments: Similar size, inferior condition, superior location



2b Murray Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$687,500

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Single)

Agent Comments: Similar condition, similar size, 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

5/24 Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$557,500

Unit

x

Suburb

Brunswick West

Period - From

01/10/2021

to

31/12/2021

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
3/31 Garnet Street, BRUNSWICK 3056	\$726,000	23/02/2022
8/8 Eddy Street, MOONEE PONDS 3039	\$690,000	16/02/2022
2b Murray Street, BRUNSWICK WEST 3055	\$687,500	26/02/2022

This Statement of Information was prepared on:

08/03/2022 16:30