# woodards

### 5/1 Allard Street, Brunswick West, VIC 3055



**1 Bed 1 Bath 1 Car Rooms:** 2 **Property Type:** Flat **Indicative Selling Price** \$295,000 - \$310,000 **Median House Price** 13/08/2023 - 12/08/2024: \$479,000

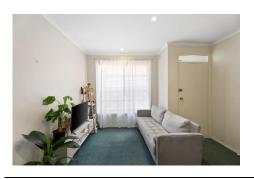
## **Comparable Properties**



9/12 Allard Street, Brunswick West 3055 (REI) 1 Bed 1 Bath 1 Car Price: \$310,000 Method: Private Sale Date: 08/08/2024 Property Type: Unit Agent Comments: Comparable location, Un-renovated property, Balcony, Comparable property



4/36 Murray Street, Brunswick West 3055 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$285,000 Method: Private Sale Date: 03/06/2024 Property Type: Apartment Agent Comments: Smaller property, Comparable location, Inferior property



2/9 Moule Street, Brunswick West 3055 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$300,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit Agent Comments: Comparable location, Villa property, Smaller property, Comparable property

## Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

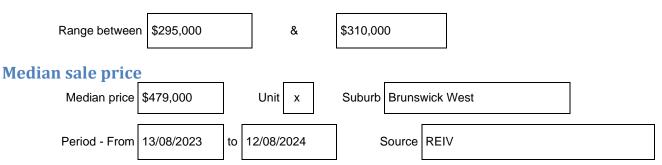
#### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb or locality and postcode 5/1 Allard Street, Brunswick West, VIC 3055

### **Indicative selling price**

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



### **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
9/12 Allard Street, Brunswick West 3055	\$310,000	08/08/2024
4/36 Murray Street, Brunswick West 3055	\$285,000	03/06/2024
2/9 Moule Street, Brunswick West 3055	\$300,000	19/04/2024

This Statement of Information was prepared on: ssss

19/08/2024



This guide must not be taken as legal advice.