

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

Range between

\$295,000

 &

\$310,000

Median sale price

Median price

\$479,000

 Unit

x

 Suburb

Brunswick West

Period - From

13/08/2023

 to

12/08/2024

 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
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
