

308/800 Sydney Road, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

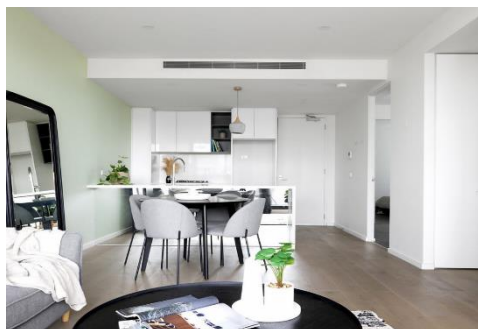
\$625,000

Median House Price

Year ending December 2021:

\$600,000

Comparable Properties



405/2 Duckett Street, Brunswick 3056 (VG)

2 Bed 1 Bath 1 Car

Price: \$610,000

Method: Sale

Date: 26/11/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Similar floorplan, inferior outdoor space and natural light in bedrooms



109/34 Union Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$605,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Apartment

Agent Comments: Superior complex, inferior position



206/124 Nicholson Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 1 Car

Price: \$585,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment

Agent Comments: Inferior location & outdoor space, similar floorplan

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

308/800 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single Price

\$625,000

Median sale price

Median price

\$600,000

Unit

x

Suburb

Brunswick

Period - From

01/01/2021

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
405/2 Duckett Street, BRUNSWICK 3056	\$610,000	26/11/2021
109/34 Union Street, BRUNSWICK 3056	\$605,000	13/11/2021
206/124 Nicholson Street, BRUNSWICK EAST 3057	\$585,000	26/03/2022

This Statement of Information was prepared on:

28/03/2022 16:19