

**1/21-31 St Phillip Street, Brunswick East Vic 3057**



**1 Bed 1 Bath 1 Car**  
**Rooms:** 2  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$400,000 - \$440,000  
**Median House Price**  
 22/08/2022 – 21/08/2023:  
 \$557,500

**Comparable Properties**



**34/195-197 Lygon Street, Brunswick East 3057 (REI)**

**1 Bed 1 Bath 1 Car**  
**Price:** \$448,000  
**Method:** Private Sale  
**Date:** 09/06/2023  
**Property Type:** Apartment  
**Agent Comments:** Part of a larger complex Nice aspect  
 Smaller property Comparable property



**1/306 Sydney Road, Brunswick 3056 (REI/VG)**

**1 Bed 1 Bath - Car**  
**Price:** \$434,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** Apartment  
**Agent Comments:** Smaller property Larger complex  
 Comparable property



**3/35 Henkel Street, Brunswick 3056 (REI/VG)**

**1 Bed 1 Bath 1 Car**  
**Price:** \$426,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** Unit  
**Agent Comments:** Older style complex Larger courtyard  
 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

1/21-31 St Phillip Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

#### Median sale price

Median price \$557,500 Unit x Suburb Brunswick East

Period - From 22/08/2022 to 21/08/2023 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
34/195-197 Lygon Street, BRUNSWICK EAST 3057	\$448,000	09/06/2023
1/306 Sydney Road, BRUNSWICK 3056	\$434,000	11/07/2023
3/35 Henkel Street, BRUNSWICK 3056	\$426,000	20/05/2023

This Statement of Information was prepared on:

22/08/2023 09:37