

10/61 David Street, Brunswick VIC 3056



2 Bed, 2 Bath, 1 Car
Rooms: 3
Property Type: Apartment
Land Size: 446 sqm approx
Indicative Selling Price:
 \$570,000 - \$620,000
Median House Price
 Year ending March 2024: \$579,000

Comparable Properties



501/33-35 Breese Street, BRUNSWICK 3056 (REI)
2 Bed, 2 Bath, 1 Car
Price: \$640,000
Method: Private Sale
Date: 10/02/2024
Property Type: Apartment
Agent Comments: Modern two bedroom, open plan apartment with north facing balcony.



427/22 Barkly Street, BRUNSWICK EAST 3057 (REI/VG)
2 Bed, 2 Bath, 2 Car
Price: \$620,000
Method: Private Sale
Date: 09/02/2024
Property Type: Apartment
Agent Comments: Modern two bedroom apartment with a gym & pool.



8/1 Gumbri Place, BRUNSWICK 3056 (REI/VG)
2 Bed, 2 Bath, 1 Car
Price: \$550,000
Method: Private Sale
Date: 21/02/2024
Property Type: Unit
Agent Comments: Modern two bedroom apartment south facing balcony. Inferior 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 10/61 David Street, Brunswick VIC 3056

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$579,000 Unit x Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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
501/33-35 Breese Street, BRUNSWICK 3056	\$640,000	10/02/2024
427/22 Barkly Street, BRUNSWICK EAST 3057	\$620,000	09/02/2024
8/1 Gumbri Place, BRUNSWICK 3056	\$550,000	21/02/2024

This Statement of Information was prepared on:

12/06/2024 14:04