

2/339 Brunswick Road, Brunswick Vic 3056



3 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$1,250,000 – 1,350,000

Median House Price

Year ending September 2023:

\$1,300,000

Comparable Properties



4/133 Wilson Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,400,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)

Agent Comments: Residence set over two levels, superior size, and inferior finishes.



89a Weston Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,325,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 154 sqm approx

Agent Comments: Modern residence set over two levels, inferior accommodation with a sustainability design.

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

2/339 Brunswick Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,300,000 House x Suburb Brunswick

Period - From 01/07/2022 to 30/06/2023 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
4/133 Wilson Street, BRUNSWICK 3056	\$1,400,000	20/05/2023
89a Weston Street, BRUNSWICK 3056	\$1,325,000	16/09/2023

This Statement of Information was prepared on:

06/11/2023 13:52