

205/1 Duggan Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$400,000 - \$420,000

Median House Price

Year ending March 2024: \$477,500

Comparable Properties



208/480 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$405,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Agent Comments: Located in a neighboring building. Comparable 2 bedroom apartment.



110/480 Albion Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$405,000

Method: Private Sale

Date: 14/04/2024

Property Type: Apartment

Agent Comments: Located in a neighboring building. Comparable 2 bedroom apartment.



309/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$400,000

Method: Private Sale

Date: 26/03/2024

Property Type: Unit

Agent Comments: Located in a neighboring building. Comparable 2 bedroom apartment.

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

205/1 Duggan Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$477,500 Unit x Suburb Brunswick West

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
208/480 Albion Street, BRUNSWICK WEST 3055	\$405,000	20/02/2024
110/480 Albion Street, BRUNSWICK WEST 3055	\$405,000	14/04/2024
309/2 Olive York Way, BRUNSWICK WEST 3055	\$400,000	26/03/2024

This Statement of Information was prepared on:

23/05/2024 12:05