

5/337 Sydney Road, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$545,000 - \$560,000

Median House Price

12/06/2023 - 11/06/2024: \$573,000

Comparable Properties



35/337 Sydney Road, Brunswick 3056 (REI)

2 Bed 1 Bath 2 Car

Price: \$573,000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: Apartment

Agent Comments: Same complex Same floor plan Not updated Extra car space Comparable property



206/20 Breese Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$551,000

Method: Private Sale

Date: 28/03/2024

Property Type: Unit

Agent Comments: Ground floor with courtyard. Smaller property. Comparable location. Comparable property



3/53 De Carle Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car

Price: \$545,000

Method: Auction Sale

Date: 20/04/2024

Rooms: 3

Property Type: Apartment

Agent Comments: Newly renovated Older style property No balcony No secure parking 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

5/337 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$545,000 & \$560,000

Median sale price

Median price \$573,000 Unit x Suburb Brunswick

Period - From 12/06/2023 to 11/06/2024 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
35/337 Sydney Road, BRUNSWICK 3056	\$573,000	16/05/2024
206/20 Breese Street, BRUNSWICK 3056	\$545,000	08/02/2024
3/53 De Carle Street, BRUNSWICK 3056	\$545,000	20/04/2024

This Statement of Information was prepared on:

12/06/2024 09:28