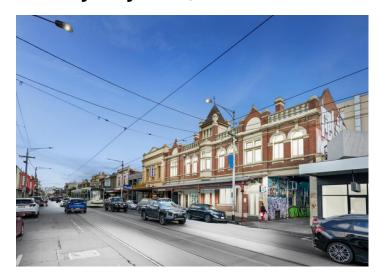
## 5/337 Sydney Road, Brunswick Vic 3056



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
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1 5	
Address	
Including suburb or	5/337 Sydney Road, Brunswick Vic 3056
locality and postcode	

## **Indicative selling price**

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

560,000
56

## Median sale price

saic price							
Median price	\$573,000		Unit x	Suburb	Brunsv	wick	
Period - From	12/06/2023	to	11/06/2024	s	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: 12/0	2/06/2024 09:28
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