

## 5314/185 Weston Street, Brunswick East Vic 3057



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$520,000 - \$560,000  
**Median House Price**  
 04/08/2022 – 03/08/2023:  
 \$535,500

## Comparable Properties



### 216/270 Lygon Street, Brunswick East 3057 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable location and size Slightly new building Comparable property



### 417/288 Albert Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable size Inferior location Slightly new building Comparable property



### 203/29 Nicholson Street, Brunswick East 3057 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$520,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable location Smaller Property Older building Inferior 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

5314/185 Weston Street, Brunswick East Vic 3057
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$520,000
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 & 

\$560,000
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#### Median sale price

Median price 

\$535,500
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 Unit 

x
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 Suburb 

Brunswick East
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Period - From 

04/08/2022
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 to 

03/08/2023
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 Source 

REIV
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#### 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
216/270 Lygon Street, BRUNSWICK EAST 3057	\$550,000	30/03/2023
417/288 Albert Street, BRUNSWICK 3056	\$530,000	21/06/2023
203/29 Nicholson Street, BRUNSWICK EAST 3057	\$520,000	23/02/2023

This Statement of Information was prepared on:

04/08/2023 11:18
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