

715/601 Sydney Road, Brunswick Vic 3056



2 Bed 1 Bath 2 Car
Rooms: 1
Property Type: Apartment
Indicative Selling Price
 \$580,000 - \$630,000
Median House Price
 September quarter 2023: \$561,500

Comparable Properties



17/191-193 Lygon Street, Brunswick East 3057 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$620,000
Method: Private Sale
Date: 25/05/2023
Property Type: Apartment
Agent Comments: Similar location, same accommodation and condition



D211/42 Hutchinson Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car
Price: \$605,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment
Agent Comments: Similar location, has second bathroom, inferior parking, similar size accommodation



116/26 Lygon Street, Brunswick East 3057 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$600,000
Method: Private Sale
Date: 04/10/2023
Property Type: Unit
Agent Comments: Similar location and accommodation, inferior parking only 1, additional bathroom

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

715/601 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$561,500 Unit x Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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
17/191-193 Lygon Street, BRUNSWICK EAST 3057	\$620,000	25/05/2023
D211/42 Hutchinson Street, BRUNSWICK EAST 3057	\$605,000	25/08/2023
116/26 Lygon Street, BRUNSWICK EAST 3057	\$600,000	04/10/2023

This Statement of Information was prepared on:

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