

a7/1-5 Grantham Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$330,000 - \$350,000
Median House Price
 December quarter 2023: \$520,000

Comparable Properties



41/1-5 Grantham Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car
Price: \$370,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment
Agent Comments: Same building Street facing Slightly larger property Superior property



313/91 Galada Avenue, Parkville 3052 (VG)

2 Bed 1 Bath 1 Car
Price: \$340,000
Method: Sale
Date: 24/11/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Larger complex Inferior location 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

a7/1-5 Grantham Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$330,000

 &

\$350,000

Median sale price

Median price

\$520,000

 Unit

x

 Suburb

Brunswick West

Period - From

01/10/2023

 to

31/12/2023

 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
41/1-5 Grantham Street, BRUNSWICK WEST 3055	\$370,000	12/02/2024
313/91 Galada Avenue, PARKVILLE 3052	\$340,000	24/11/2023

This Statement of Information was prepared on:

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