

## 3/869 Sydney Road, Brunswick Vic 3056



**1 Bed 1 Bath**  
**Property Type:** Apartment

**Indicative Selling Price**

\$335,000

**Median House Price**

December quarter 2017: \$513,500

### Comparable Properties

---



**6/94 Donald Street, Brunswick 3056 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$340,000

**Method:** Sold Before Auction

**Date:** 09/12/2017

**Property Type:** Unit

**Agent Comment:** Similar size, car park on title

---



**7/102a Moreland Road, Brunswick 3056 (VG)**

**1 Bed 1 Bath**

**Price:** \$325,000

**Method:** Sale

**Date:** 12/12/2017

**Property Type:** Strat Unit/Flat

**Agent Comment:** Similar size, inferior location

---



**18/2 West Street, Brunswick 3056 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$322,000

**Method:** Private Sale

**Date:** 06/11/2017

**Property Type:** Apartment

**Agent Comment:** Smaller apartment, car park on title

---

## 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

3/869 Sydney Road, Brunswick Vic 3056

#### Indicative selling price

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

Single price \$335,000

#### Median sale price

Median price \$513,500 Unit X Suburb Brunswick

Period - From 01/10/2017 to 31/12/2017 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
6/94 Donald Street, BRUNSWICK 3056	\$340,000	09/12/2017
7/102a Moreland Road, BRUNSWICK 3056	\$325,000	12/12/2017
18/2 West Street, BRUNSWICK 3056	\$322,000	06/11/2017