

## 3/869 Sydney Road, Brunswick Vic 3056



**1 Beds 1 Bath 1**  
**Property Type:** Apartment

**Indication Selling Price**  
\$335,000

**Median House Price**  
March Quarter 2017: \$530,000

## Comparable Properties

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**11/6 Dorothy Street, Brunswick 3056 (REI)**

**1 Beds 1 Bath 1 Car**

**Price:** \$330,000

**Method:** Private Sale

**Date:** 09/03/2017

**Property Type:** Apartment

**Agent Comments:** Inferior position, car park on title, similar floor plan



**2/15 De Carle Street, Brunswick 3056 (REI)**

**1 Beds 1 Bath 1 Car**

**Price:** \$320,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Property Type:** Apartment

**Agent Comments:** Inferior position – similar floor plan



**114/2a Michael Street, Brunswick 3056 (REI)**

**1 Beds 1 Bath 1**

**Price:** \$308,000

**Method:** Private Sale

**Date:** 07/03/2017

**Property Type:** Apartment

**Agent Comments:** Smaller floor plan – well positioned

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## 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
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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)

Single price

\$335,000
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#### Median sale price

Median price

\$530,000
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unit

x
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Suburb or locality

Brunswick
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Period - From

01/01/2017
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 to 

31/03/2017
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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
11/6 Dorothy Street, Brunswick 3056	\$ 330,000	09/03/2017
2/15 De Carle Street, Brunswick 3056	\$ 320,000	08/04/2017
114/2a Michael Street, Brunswick 3056	\$ 308,000	07/03/2017