

3/33-35 Piera Street Brunswick



Bed 2 Bath 2 Car 2
Property Type: Unit
Indicative Selling Price
 \$880,000 - \$950,000
Median Unit Price
01/10/2019 – 30/09/2019
 \$520,000

Comparable Properties



23 Dunstan Avenue, Brunswick 3056
Bed 2 Bath 1 Car 2
Price: \$900,000
Method: Auction
Date: 5/10/2019
Property Type: Unit
Agent Comments: Dated style, superior street, inferior location.



1/14 O'Connor Street, Brunswick East 3057
Bed 2 Bath 2 Car 1
Price: \$918,000
Method: Auction
Date: 29/06/2019
Property Type: Unit
Agent Comments: similar condition and size, inferior location.



211 Stewart Street, Brunswick East 3057
Bed 3 Bath 2 Car 1
Price: \$985,000
Method: Auction
Date: 06/07/2019
Property Type: Unit
Agent Comments: Superior style & condition, larger, inferior location.

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

3/33-35 Piera Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$520,000 House Unit x Suburb Brunswick East

Period - From 01/10/2018 to 30/09/2019 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
23 Dunstan Avenue, Brunswick Vic 3056	\$900,000	05/10/2019
1/14 O'Connor Street, Brunswick East Vic 3057	\$918,000	29/06/2019
211 Stewart Street, Brunswick East Vic 3057	\$985,000	06/07/2019

This Statement of Information was prepared on:

22/10/2019