

**207/1 Duggan Street, Brunswick West Vic 3055**



**Bed 2 Bath 1 Car 1**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$425,000  
**Median Unit Price**  
 Year ending March 2019:  
 \$485,000

Comparable Properties



**110/12 Olive York Way, Brunswick West 3055 (REI)**  
**Bed 2 Bath 1 Car 1**  
**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 18/6/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments:** Comparable modern apartment complex with balcony and basement car park. Superior corner position.



**310/2 Olive York Way, Brunswick West 3055 (REI)**  
**Bed 2 Bath 1 Car 1**  
**Price:** \$402,000  
**Method:** Private Sale  
**Date:** 18/5/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments:** Located in the same block with comparable accommodation. Inferior outlook from balcony, lacking privacy.



**210/480 Albion Street, Brunswick West 3055 (REI/VG)**  
**Bed 2 Bath 1 Car 1**  
**Price:** \$ 399,000  
**Method:** Private Sale  
**Date:** 30/4/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments:** Located in the same block with comparable accommodation. Inferior outlook from balcony, lacking privacy. Inferior layout, with an odd shaped lounge area.

## 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

207/1 Duggan Street, Brunswick West

#### Indicative selling price

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

Single price \$425,000

#### Median sale price

Median price \$485,000

Unit X

Suburb Brunswick West

Period - From 1/4/2018 to 31/3/2019

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
110/12 Olive York Way, BRUNSWICK WEST	\$445,000	18/6/2019
310/2 Olive York Way, BRUNSWICK WEST	\$402,000	18/5/2019
210/480 Albion Street, BRUNSWICK WEST	\$399,000	30/4/2019