

2/4 Pottery Court, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2018: \$590,000

Agent Comments: Light and bright apartment split over two levels, and located in the historical Hoffman Brickworks precinct.

Comparable Properties



304/80 Dawson Street, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car

Price: \$618,000

Method: Auction Sale

Date: 14/07/2018

Property Type: Apartment

Agent Comments: Modern apartment with two large balconies, and covered car space with storage cage



3/170 Albion Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$610,000

Method: Auction Sale

Date: 26/05/2018

Property Type: Apartment

Agent Comments: Ground floor apartment with terrace and basement car park



304/1-31 Lux Way, Brunswick 3056 (REI)

2 Bed 2 Bath 2 Car

Price: \$580,000

Method: Private Sale

Date: 09/07/2018

Property Type: Apartment

Agent Comments: Modern apartment with large balcony. Includes off street parking with storage cage

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

2/4 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$590,000 Unit X Suburb Brunswick

Period - From 01/04/2018 to 30/06/2018 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
304/80 Dawson Street, BRUNSWICK 3056	\$618,000	14/07/2018
3/170 Albion Street, BRUNSWICK 3056	\$610,000	26/05/2018
304/1-31 Lux Way, BRUNSWICK 3056	\$580,000	09/07/2018