



Complete Property Sales Report

ORDER NUMBER : 4316131408

19/12/2014 8:49 AM

Informationbrokers.com.au

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Selected Property:

30 Dods St Brunswick, 3056

Demographics: Brunswick

Suburb:

Brunswick is located 5 km north of the CBD. Brunswick is an inner northern Melbourne suburb that features significant areas of residential, commercial and industrial land use. The suburb is densely populated and comprised primarily of a young population. Brunswick features the Sydney Road shopping strip and the Barkly Square Shopping Centre, while the Upfield railway line traverses the suburb.

Statistic	Figure
Municipality	Moreland
Median Age	33
Monthly loan repayment	\$2,000
Weekly Rent	\$350
Weekly individual income	\$685
Weekly family income	\$1,809
Weekly household income	\$1,433

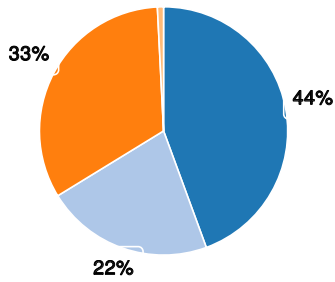
PropertyChecker

Now available on:



Dwelling Type

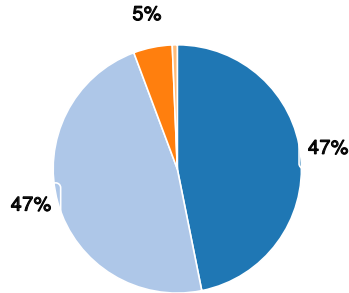
● House ● Semi Det. ● Flats
● Other



Dwelling Type	Number
Seperate house	4126
Semi-detached	2030
Flat, unit or apartment	3062
Other	74
Total	10169

Rent vs. Own

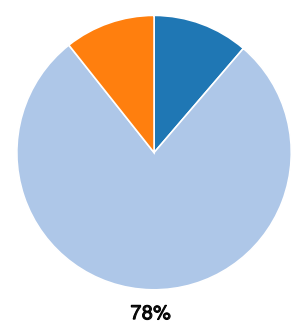
● Own ● Purch ● Rent Gov
● Other



Dwelling Status	Number
Own	2301
Purchasing	2331
Rent Government	248
Rent Private	4116
Other	32

Population

● <15 ● 15 to 65 ● > 65



Age	Number
Under 15 Years	2568
15 - 65 years	17767
65 years and over	2429
Total	22764

Walk Score®: Brunswick

Score: **97** ?



Walk Score:

A Walk Score of **97** is described as **Walker's Paradise**

Daily errands do not require a car.

Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

Source: www.walkscore.com

How Safe is: **Brunswick**

Walking Safety:72



Transport Safety:58



Suburb Safety Rating:

Perceived Safety Walking:

This metric is based on responses to question 300 of the 2004 ICVS survey.

The participants were asked to rate how safe they felt walking alone after dark in their suburb. The possible answers were:

1. Very safe
2. Fairly safe
3. A bit unsafe
4. Very unsafe
5. (Cannot walk)
6. (Don't know/refused)
7. Don't know/not answered

The responses that provided a rating were averaged and the resulting value was normalized to a 0 to 100 scale.

Perceived Safety Using Transport

This indicator is based on responses to question 301 of the 2004 ICVS survey.

The participants were asked to rate how safe they felt waiting for or using public transport after dark in their suburb.

The possible answers were:

1. Very safe
2. Fairly safe
3. A bit unsafe
4. Very unsafe
5. (Never use public transport)
6. (No public transport available)
7. Don't know/not answered

The responses that provided a rating were averaged and the resulting value was normalized to a 0 to 100 scale.

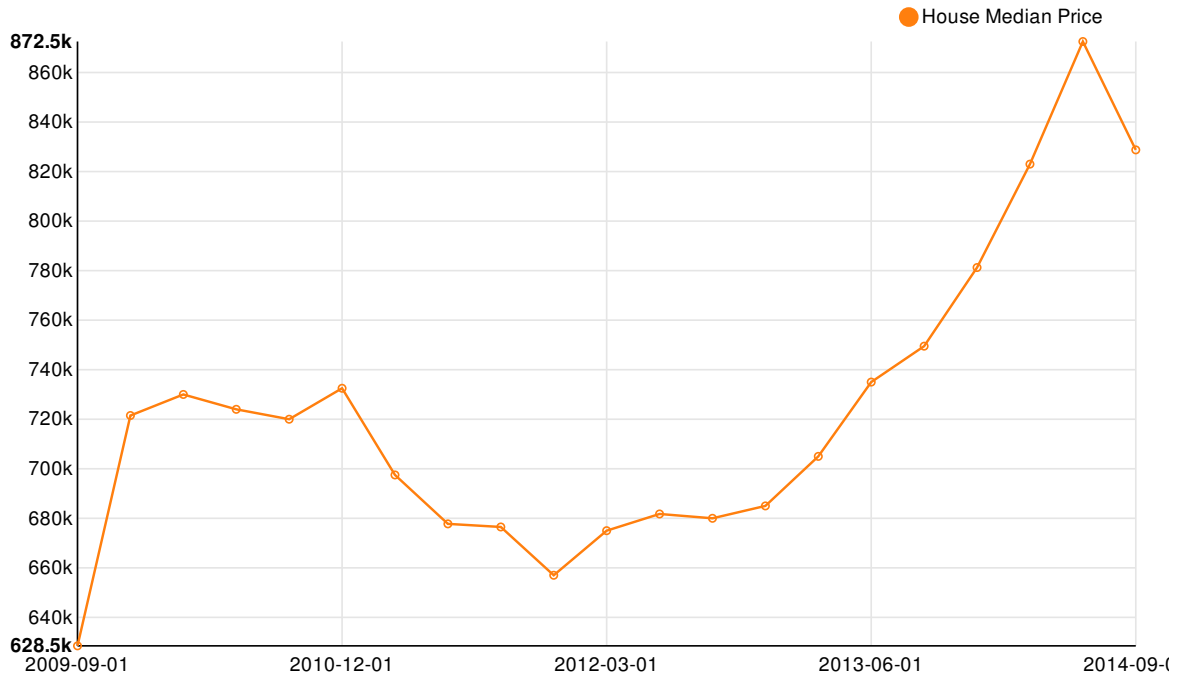
This data was provided by the [Australian Institute of Criminology \(International Crime Victimization Survey, 2004\)](#) and has been re-used under a [Creative Commons](#) license.

Median Price: **Brunswick**

Median Price: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

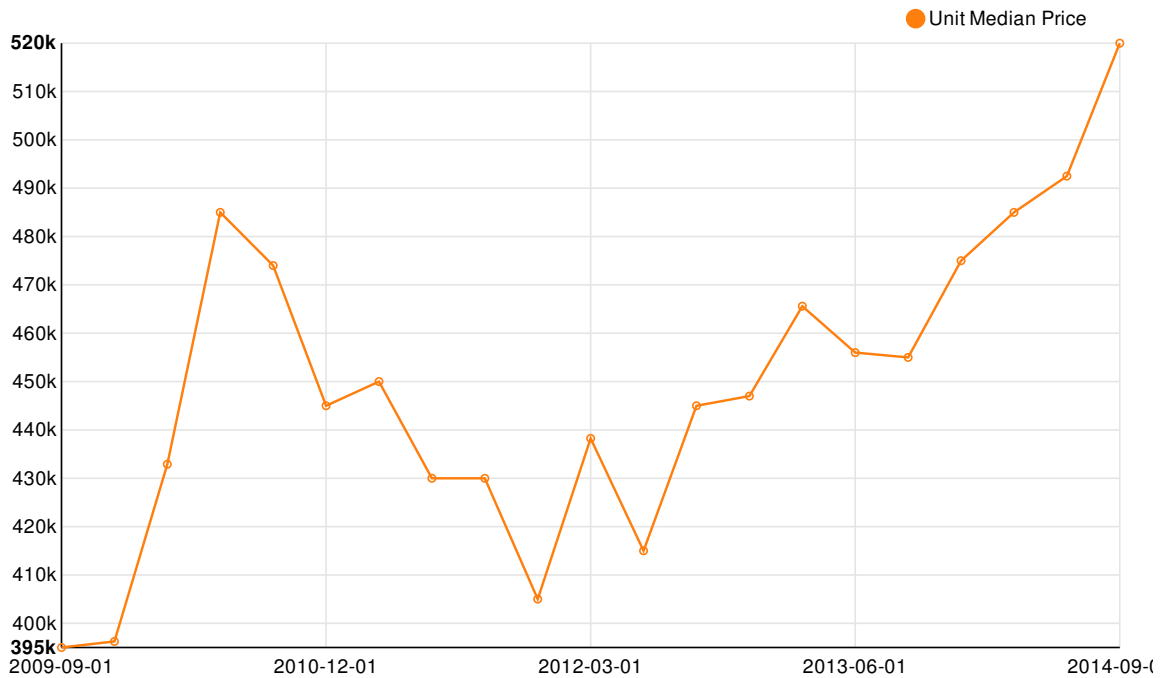
House Median Price

Current Median Price: **\$828,750**



Unit Median Price

Current Median Price: **\$520,000**

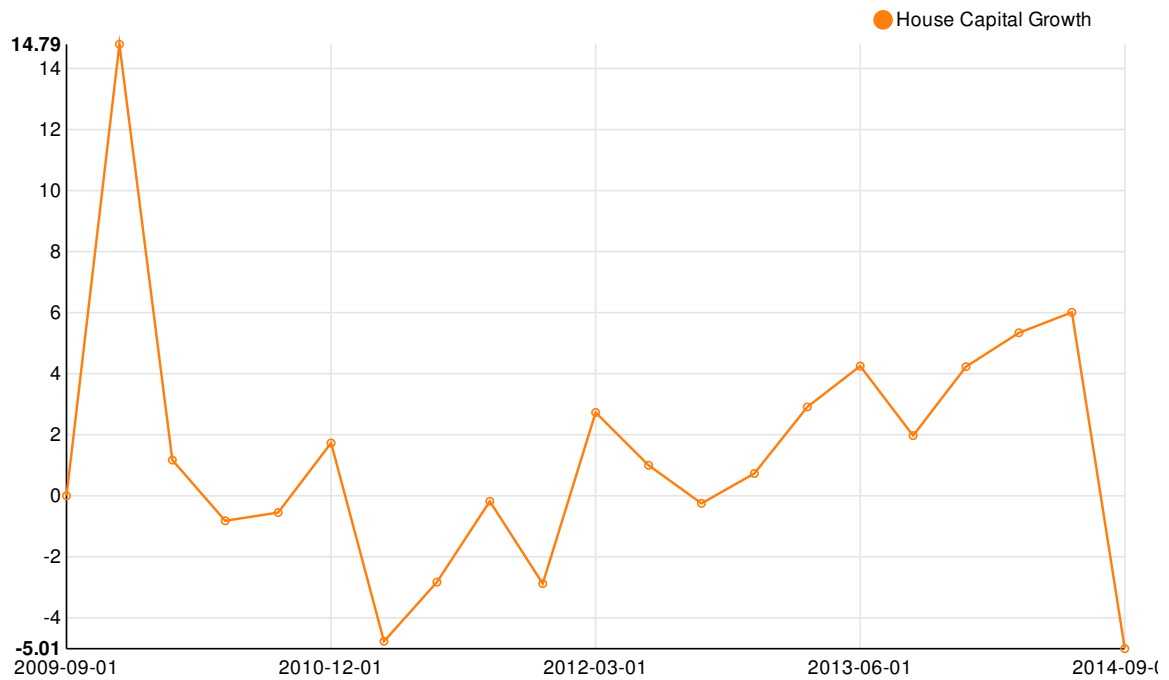


Capital Growth: Brunswick

Capital Growth: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

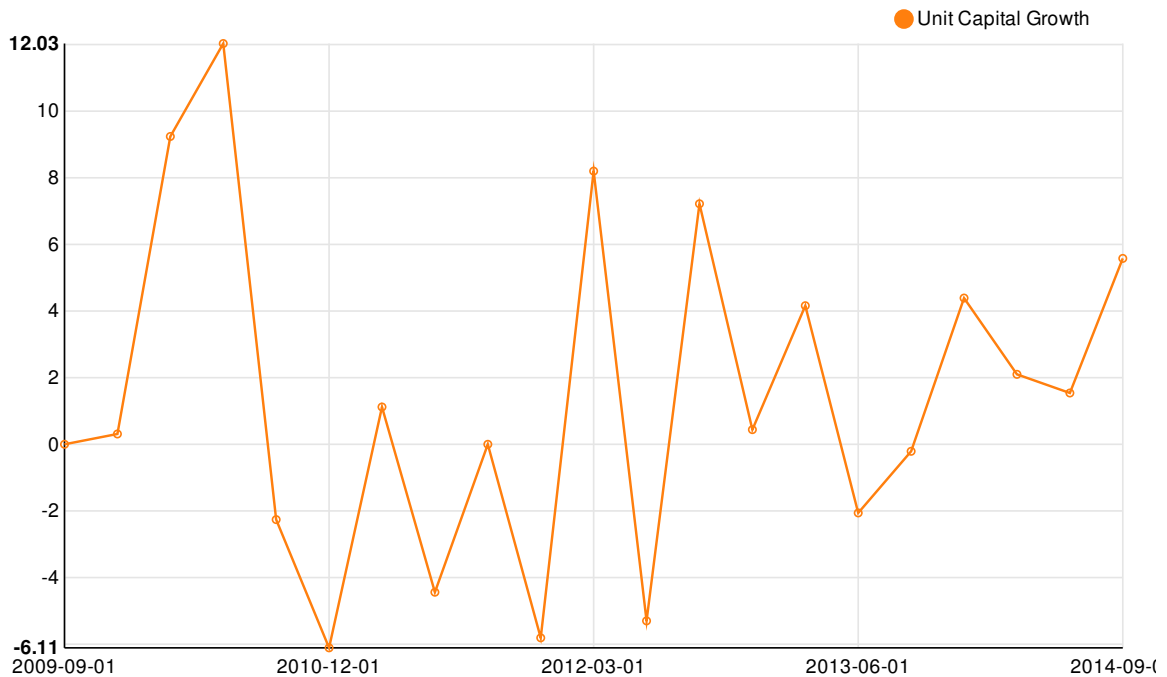
House Capital Growth

Current Capital Growth: **-5.01%**



Unit Capital Growth

Current Capital Growth: **5.58%**



Planning permits: **30 Dods St, Brunswick 3056**

Address	Descriptions	Notice Date	Application Reference
146 Sydney Road, Brunswick VIC 3056	Use existing Commercial Premises as a licensed cafe and waiver of car parking	-	MPS/2002/365/A
29 Blair Street, Brunswick VIC 3056	Construction of a double storey dwelling to the rear of the existing dwelling	-	MPS/2014/606
205 Brunswick Road, Brunswick VIC 3056	The construction of six triple storey dwellings and one double storey dwelling, and a reduction in the car parking requirement (visitor space)	-	MPS/2014/860
32 Union Street, Brunswick VIC 3056	Reduction of the car parking requirements in association with the use of the first floor and ground floor garage as a dwelling, in accordance with the endorsed plans	-	MPS/2012/766/A
18A Railway Place, Brunswick VIC 3056	2 Lot Subdivision of existing buildings	-	S059426B

Address	Descriptions	Notice Date	Application Reference
6 Laura Street, Brunswick VIC 3056	Single storey extension to the rear of the existing dwelling	-	MPS/2014/875
127-129 Sydney Road, Brunswick VIC 3056	Buildings and works to construct a flue and a waiver of the standard car parking requirements	-	MPS/2014/947
146 Brunswick Road, Brunswick VIC 3056	Construction of 4 three storey dwellings	-	MPS/2010/572/A
23 David Street, Brunswick VIC 3056	Use of the land as a place of assembly, display of business identification signage and a reduction in the car parking requirement	-	MPS/2014/850
3 Minnie Street, Brunswick VIC 3056	Construction of six double storey dwellings and a reduction of the car parking requirements	-	MPS/2014/518
5 Laura Street, Brunswick VIC 3056	The development of a double storey building containing ten dwellings and a basement car parking area	-	MPS/2014/376
31-33 Edward Street, Brunswick VIC 3056	Use of the land as a place of worship, buildings and works to extend existing building and a reduction of the car parking requirement.	-	MPS/2014/835
16 Lydia Street, Brunswick VIC 3056	Alterations and additions to the rear of the existing dwelling and construction of a rear garage	-	MPS/2014/787
148 Brunswick Road, Brunswick VIC 3056	Development of the land for a three storey building plus basement comprising multiple dwellings, a reduction of the car parking requirement, and alteration of access to a Road Zone Category 1	-	MPS/2012/1/A
85 Glenlyon Road, Brunswick VIC 3056	Single storey extension to the rear of the dwelling	-	MPS/2014/651

Sales Results Since: 01 Jan 1950

30 Dods St, Brunswick 3056

Statistic	Figure
Price (dollars):	\$----- (Hidden)
Sale date:	20/11/2010
Method:	Auction Sale
Property Type:	Townhouse (Res)
Municipality:	Moreland
Bedrooms:	3
Bathrooms:	2
Rooms:	4
Car Parks:	2
Land Area:	74
Agent:	Jellis Craig



Image Source - Realestateview.com.au

Comments:

The essence of inner-city indoor/outdoor living, this sublime boutique townhouse affords a stunning combination of modern style, prized seclusion and security enjoying a top floor alfresco terrace with ranges views. Situated on a cul-de-sac seconds to vibrant Sydney Road shopping, cafes, transport and Princes Park; this sophisticated low-maintenance home or investment boasts 3 bedrooms (main with ensuite) or 2 and study, stylish living/dining area (HeatnGlo) opening to entertainment terrace with auto awning, granite kitchen with European appliances, indulging spa bathroom, laundry, heating, cooling, alarm, video intercom and 2-car auto garage. Land: 6.61m x 11.27m (21'6 x 36'9') approx

30 Dods St, Brunswick 3056

Statistic	Figure
Price (dollars):	\$----- (Hidden)
Sale date:	12/11/2005
Method:	Sold Before Auction
Property Type:	Townhouse (Res)
Municipality:	Moreland
Bedrooms:	3
Bathrooms:	2
Rooms:	5
Car Parks:	
Land Area:	74.331
Agent:	Thomson



Image Source - Realestateview.com.au

Comments:

Stylish and spacious contemporary town residence of 22 squares offering outstanding accommodation in a tranquil yet convenient location. Only four years old this delightful property has been meticulously maintained and features a huge Northern balcony with views, luxury finishes, garaging for multiple vehicles and a popular location near cafes, shops and transport to the CBD and Universities.

30 Dods St, Brunswick 3056

Statistic	Figure
Price (dollars):	\$----- (Hidden)
Sale date:	31/03/2001
Method:	Private Sale
Property Type:	Flat
Municipality:	Moreland
Bedrooms:	4
Bathrooms:	
Rooms:	8
Car Parks:	
Land Area:	
Agent:	Burne Macmillan Pty Ltd (RICH)



Image Source - Realestateview.com.au

Comments:

Construction: Br

PropertyChecker

Now available on:

