# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

17 Shamrock Street, Brunswick West Vic 3055

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$1,850,000	&	\$1,950,000				
Median sale price							
Median price	\$1,200,000 I	House X Un	iit	Suburb Brunswick West			
Period - From	01/01/2017 t	to 31/12/2017	Source REIV				

## Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Ado	dress of comparable property	Price	Date of sale
1	56 Barrow St BRUNSWICK 3056	\$2,020,000	28/10/2017
2	228 Edward St BRUNSWICK EAST 3057	\$1,975,000	28/10/2017
3	499 Albert St BRUNSWICK WEST 3055	\$1,816,000	09/12/2017

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 443 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending December 2017: \$1,200,000

# **Comparable Properties**



56 Barrow St BRUNSWICK 3056 (REI/VG)



Price: \$2,020,000 Method: Auction Sale Date: 28/10/2017 Rooms: 9 Property Type: House (Res) Land Size: 381 sqm approx Agent Comments



228 Edward St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,975,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: House (Res)



499 Albert St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$1,816,000 Method: Auction Sale Date: 09/12/2017 Rooms: -Property Type: House (Res)

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