

## 1/4 Irvine Crescent, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$455,000

**Median House Price**

Year ending June 2022: \$510,000

## Comparable Properties



**1/12 Walker Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$500,000

**Method:** Private Sale

**Date:** 26/05/2022

**Property Type:** Unit

**Agent Comments:** Ground floor apartment in a superior block of only 6



**6/20 Cumming Street, Brunswick West 3055 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$485,000

**Method:** Private Sale

**Date:** 14/05/2022

**Property Type:** Apartment

**Agent Comments:** Freshly presented brick apartment in nearby location, inferior outdoor space.



**4/36-38 Pearson Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$450,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** Apartment

**Agent Comments:** Older style apartment with inferior outdoor space.

## 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

1/4 Irvine Crescent, Brunswick West Vic 3055

#### Indicative selling price

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

Single price

\$455,000

#### Median sale price

Median price

\$510,000

Unit

x

Suburb

Brunswick West

Period - From

01/07/2021

to

30/06/2022

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
1/12 Walker Street, BRUNSWICK WEST 3055	\$500,000	26/05/2022
6/20 Cumming Street, BRUNSWICK WEST 3055	\$485,000	14/04/2022
4/36-38 Pearson Street, BRUNSWICK WEST 3055	\$450,000	07/05/2022

This Statement of Information was prepared on:

10/10/2022