

1A Balfe Crescent, Brunswick West Vic 3055



3 Bed 2 Bath 2 Car

Property Type: Townhouse

Land Size: 168 sqm approx

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2022: \$1,268,500

Comparable Properties



3/40 Murray Street, Brunswick West 3055 (REI)

3 Bed 2 Bath 2 Car

Price: \$880,000

Method: Private Sale

Date: 17/06/2022

Property Type: Townhouse (Single)

Agent Comments: Superior location, similar accommodation.



2/9 Mccoll Court, Brunswick West 3055 (REI/VG)

2 Bed 2 Bath 2 Car

Price: \$835,000

Method: Sold Before Auction

Date: 14/02/2022

Property Type: Townhouse (Res)

Agent Comments: Newer build, inferior accommodation.



2/28 Millward Street, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car

Price: \$800,000

Method: Sold Before Auction

Date: 28/06/2022

Property Type: Townhouse (Single)

Agent Comments: Newly build, inferior accommodation.

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

1A Balfe Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,268,500 House x Suburb Brunswick West

Period - From 01/01/2022 to 31/03/2022 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
3/40 Murray Street, BRUNSWICK WEST 3055	\$880,000	17/06/2022
2/9 Mccoll Court, BRUNSWICK WEST 3055	\$835,000	14/02/2022
2/28 Millward Street, BRUNSWICK WEST 3055	\$800,000	28/06/2022

This Statement of Information was prepared on:

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