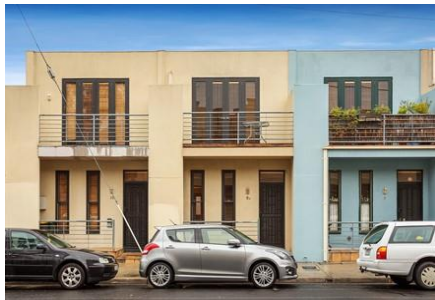# 2/417 Brunswick Road, Brunswick West Vic 3055

2 Bed 2 Bath 2 Car
Property Type: Townhouse (Res)
Indicative Selling Price
$ 680,000 - $720,000
Median House Price
Year ending September 2018:
$1,220,500

Comparable Properties

8a Edward Street, Brunswick 3056 (REI/VG)
2 Bed 1 Bath
Price: $740,000
Method: Auction Sale
Date: 30/06/2018
Property Type: Townhouse (Res)
Agent Comments: Superior position, similar condition and layout

31 Brickworks Drive, Brunswick 3056 (VG)
2 Bed 1 Bath 1 Car
Price: $712,000
Method: Auction Sale
Date: 22/09/2018
Property Type: Townhouse (Single)
Agent Comments: Inferior size, similar location, older style building

1/245 Albion Street, Brunswick 3056 (REI)
2 Bed 1 Bath 1 Car
Price: $718,000
Method: Auction Sale
Date: 8/09/2018
Property Type: Townhouse (Res)
Agent Comments: Superior position, similar accommodation and layout

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	2/417 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between | $680,000 | & | $720,000

Median sale price

Median price	$1,220,500	House	X	Suburb	Brunswick West
Period - From	1/10/2017	to	30/09/2018	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
8a Edward Street, BRUNSWICK 3056	$740,000	30/06/2018
31 Brickworks Drive, BRUNSWICK 3056	$712,000	22/09/2018
1/245 Albion Street, BRUNSWICK 3056	$718,000	08/09/2918

This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA