

2/17 Galtes Crescent, Brunswick West Vic 3055



2 Bed 2 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$755,000

Median House Price

Year ending September 2023:

\$470,000

Comparable Properties



11/6 Winifred Street, Essendon 3040 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$790,000

Method: Sale

Date: 13/10/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Modern townhouse, inferior overall size and property.



1/17 Cumming Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$763,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: Townhouse (Res)

Agent Comments: 2 bedroom double storey townhouse, inferior finishes in older style block. Only one bathroom.



2/3 Fanny Street, Moonee Ponds 3039 (REI)

2 Bed 1 Bath 1 Car

Price: \$730,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)

Agent Comments: Modern two bedroom townhouse, inferior accommodation with only one bathroom.

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

2/17 Galtes Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$470,000

Unit

x

Suburb

Brunswick West

Period - From

01/10/2023

to

30/09/2023

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 |
|--|-----------|--------------|
| 11/6 Winifred Street, ESSENDON 3040 | \$790,000 | 13/10/2023 |
| 1/17 Cumming Street, BRUNSWICK WEST 3055 | \$763,000 | 23/08/2023 |
| 2/3 Fanny Street, MOONEE PONDS 3039 | \$730,000 | 07/09/2023 |

This Statement of Information was prepared on:

22/01/2024