

7/1 Balfe Crescent, Brunswick West Vic 3055

McGrath

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2017: \$467,500



Rooms:

Property Type:

Agent Comments

Comparable Properties

6/23 Mclean St BRUNSWICK WEST 3055 (REI) **Agent Comments**



Price: \$640,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)



5/17 Cumming St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)



6/204 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Villa

Statement of Information

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 | 7/1 Balfe Crescent, Brunswick West Vic 3055 |
|---|---|

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|----------------|
| Median price | \$467,500 | House | | Unit | X | Suburb | Brunswick West |
| Period - From | 01/10/2017 | 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.

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 6/23 Mclean St BRUNSWICK WEST 3055 | \$640,000 | 17/03/2018 |
| 2 | 5/17 Cumming St BRUNSWICK WEST 3055 | \$640,000 | 28/10/2017 |
| 3 | 6/204 Union St BRUNSWICK WEST 3055 | \$615,000 | 17/02/2018 |

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.~~