### McGrath

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

**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

**2** 

Price: \$640,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)

5/17 Cumming St BRUNSWICK WEST 3055

(REI)

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

2

Price: \$615,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

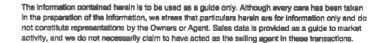
Property Type: Villa

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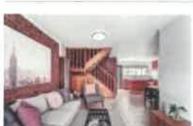






**Agent Comments** 















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#### Statement of Information

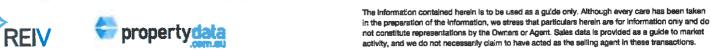
#### Single residential property located in the Melbourne metropolitan area

ation 47AE of the Estate Agents Act 1090

			Secti	ON 4/A	וו וס דו	ie Estate	Agents Act 1960
Property offered for s	ale						
Address Including suburb and postcode	7/1 Balfe Cres	cent, Brunswi	ck West \	/ic 3055			
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$600,0	000	&	\$660,	000			
Median sale price							
Median price \$467,50	House	е	Unit	х		Suburb	Brunswick West
Period - From 01/10/2	017 <b>to</b> 3	1/12/2017		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							

The estate agent or agent's representative reasonably believes that fewer than three comparable-B\* properties were sold within two kilometres of the property for sale in the last six months.

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