

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$599,000

Median Unit Price

Year ending September 2018: \$485,000



2 1 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



11/1 Mccoll Ct BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$613,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Townhouse (Res)



4/1 Balfie Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Townhouse (Res)

2/276 Reynard St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 13/07/2018

Rooms: -

Property Type: Townhouse (Res)

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	1 Hamilton Street, Brunswick West Vic 3055
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Indicative selling price

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

Single price \$599,000

Median sale price

Median price	\$485,000	House		Unit	X	Suburb	Brunswick West
Period - From	01/10/2017	to	30/09/2018	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	11/1 Mccoll Ct BRUNSWICK WEST 3055	\$613,000	06/10/2018
2	4/1 Balfe Cr BRUNSWICK WEST 3055	\$605,000	16/06/2018
3	2/276 Reynard St COBURG 3058	\$600,000	13/07/2018

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.~~