McGrath

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 Rooms: Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



11/1 Mccoll Ct BRUNSWICK WEST 3055 (REI) Agent Comments

2

Price: \$613,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: Townhouse (Res)

4/1 Balfe Cr BRUNSWICK WEST 3055 (REI)

Price: \$605,000

Method: Auction Sale Date: 16/06/2018

Rooms: -

1 2

Property Type: Townhouse (Res)

2/276 Reynard St COBURG 3058 (REI)

2

Price: \$600.000 Method: Private Sale Date: 13/07/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken In the preparation of the information, we strass that particulars have now for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for a	sale
Address Including suburb and postcode	1 Hamilton Street, Brunswick West Vic 3055
Indicative selling pric	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting
Single price \$599,	000
Median sale price	
Median price \$485,00	00 House Unit X Suburb Brunswick West
Period - From 01/10/2	2017 to 30/09/2018 Source REIV
Comparable property	y sales (*Delete A or B below as applicable)
	hree properties sold within two kilometres of the property for sale in the last six

-	Those are the time properties and the first time the first time to the first time time time time time time time tim
	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.

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