

1c Melville Road, Brunswick West Vic 3055



3 Bed 1 Bath 2 Car

Property Type: House – Terrace

Land Size: 296 sqm approx

Indicative Selling Price

\$770,000 - \$810,000

Median House Price

28/01/2021 – 27/01/2022:

\$1,360,000

Comparable Properties



7/2 Pottery Court, Brunswick 3056 (REI/VG)

3 Bed 3 Bath 1 Car

Price: \$850,000

Method: Private Sale

Date: 03/11/2021

Property Type: Townhouse (Single)

Agent Comments: Extra bedroom and bathroom. Split level apartment. Part of a complex with owner corp fees. Comparable



8/118-124 Melville Road, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car

Price: \$830,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Agent Comments: Extra bathroom. No lock up garage. Owner corp fees. Comparable property



6/69 Heller Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$790,000

Method: Sold Before Auction

Date: 19/11/2021

Property Type: Townhouse (Res)

Agent Comments: Smaller land size Owner corp fees. Off a main road. Comparable property

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

1c Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$770,000 & \$810,000

Median sale price

Median price \$1,360,000 House x Suburb Brunswick West

Period - From 28/01/2021 to 27/01/2022 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
7/2 Pottery Court, BRUNSWICK 3056	\$850,000	03/11/2021
8/118-124 Melville Road, BRUNSWICK WEST 3055	\$830,000	20/11/2021
6/69 Heller Street, BRUNSWICK WEST 3055	\$790,000	19/11/2021

This Statement of Information was prepared on:

28/01/2022 14:40