

3/30 Melville Road, Brunswick West Vic 3055



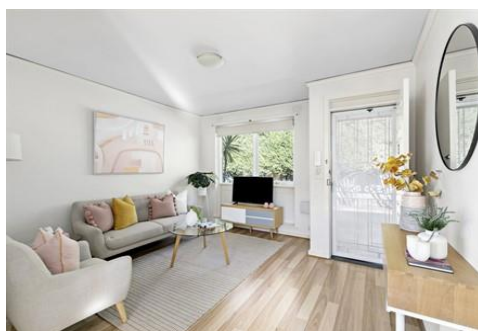
1 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$385,000
Median House Price
 Year ending June 2024: \$489,735

Comparable Properties



7/14 Jolley Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit
Agent Comments: Great renovation in superior location. A little bigger internal superior presentation throughout



3/3 Larnoo Avenue, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit
Agent Comments: Superior location and style of unit. Single level nice renovation. Larger internal



10/5 Allard Street, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$355,000
Method: Private Sale
Date: 13/03/2024
Property Type: Apartment
Agent Comments: Superior location and presentation of the block is a bit better. Bathroom is renovated well, kitchen is original but neat. much bigger internal

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

3/30 Melville Road, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$489,735

Unit

x

Suburb

Brunswick West

Period - From

01/07/2023

to

30/06/2024

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
7/14 Jolley Street, BRUNSWICK WEST 3055	\$380,000	20/07/2024
3/3 Larnoo Avenue, BRUNSWICK WEST 3055	\$380,000	12/06/2024
10/5 Allard Street, BRUNSWICK WEST 3055	\$355,000	13/03/2024

This Statement of Information was prepared on:

21/08/2024 14:35