

21 Burnell Street, Brunswick West Vic 3055

McGrath

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2018: \$1,230,000



4 1 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



19 Passfield St BRUNSWICK WEST 3055 (REI) **Agent Comments**

3 1 -

Price: \$1,090,000

Method: Private Sale

Date: 08/09/2018

Rooms: -

Property Type: House



17 Second Av BRUNSWICK 3056 (REI)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 13/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 475 sqm approx



7 Fitzgibbon Av BRUNSWICK WEST 3055 (REI)

Agent Comments

3 2 2

Price: \$1,052,800

Method: Sold Before Auction

Date: 16/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 503 sqm approx

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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 stress that particulars herein are 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.

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 **21 Burnell Street, Brunswick West Vic 3055**

Indicative selling price

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

Range between **\$1,000,000** & **\$1,100,000**

Median sale price

Median price **\$1,230,000** House ☒ Unit ☐ Suburb **Brunswick West**
Period - From **01/01/2018** to **31/12/2018** 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 19 Passfield St BRUNSWICK WEST 3055	\$1,090,000	08/09/2018
2 17 Second Av BRUNSWICK 3056	\$1,080,000	13/10/2018
3 7 Fitzgibbon Av BRUNSWICK WEST 3055	\$1,052,800	16/11/2018

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.~~