

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

5/4 Balfe Crescent Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

3/7 Cohuna Street Brunswick West VIC 3055	\$590,000	27-Jul-20
2/11 Halpin Street Brunswick West VIC 3055	\$550,000	14-Nov-20
2/10 Larnoo Avenue Brunswick West VIC 3055	\$550,000	01-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 26 November 2020



3/7 Cohuna Street Brunswick West VIC 3055

Sold Price

RS

\$590,000

Sold Date

27-Jul-20

2



1



1

Distance

0.61km

2/11 Halpin Street Brunswick West VIC 3055

Sold Price

RS

\$550,000

Sold Date

14-Nov-20

2



1



1

Distance

0.71km

2/10 Larnoo Avenue Brunswick West VIC 3055

Sold Price

\$550,000

Sold Date

01-Aug-20

2



1



1

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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