

11/1 Mccoll Court, Brunswick West Vic 3055

McGrath

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending June 2018: \$455,000



2 1 1

Rooms:

Property Type: Townhouse (Res)

Land Size: 94 sqm approx

Agent Comments

Comparable Properties

7/1 Balfe Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)



4/1 Balfe Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Townhouse (Res)



1/26 Hopetoun Av BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 10/03/2018

Rooms: -

Property Type: Townhouse (Res)

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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	11/1 Mccoll Court, Brunswick West Vic 3055
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Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price	\$455,000	House		Unit	X	Suburb	Brunswick West
Period - From	01/07/2017	to	30/06/2018	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	7/1 Balfe Cr BRUNSWICK WEST 3055	\$630,000	23/06/2018
2	4/1 Balfe Cr BRUNSWICK WEST 3055	\$605,000	16/06/2018
3	1/26 Hopetoun Av BRUNSWICK WEST 3055	\$580,000	10/03/2018

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.~~