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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

59 Wallace Street Brunswick West VIC 3055

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

## Median Sale Price

\$1,123,500 Houses in Brunswick west between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**3 Bakers Parade Brunswick West  
VIC 3055**

 3  1  3

Sold Price

**\$1,051,000**

Sold Date

**04-May-18**

Distance

**0.64km**



**12 Kitchener Street Brunswick West  
VIC 3055**

 2  -  -

Sold Price

**\$1,050,000**

Sold Date

**04-May-18**

Distance

**0.75km**



**25 Guthrie Street Brunswick West  
VIC 3055**

 2  1  1

Sold Price

**\$1,065,000**

Sold Date

**04-Sep-18**

Distance

**1.5km**

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