



David Gigliotti
 P 9337 5066
 M 0411 824 854
 E david@mooneevalley.com.au

STATEMENT OF INFORMATION

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UNIT Offered for Sale

3/1 Balfe Crescent Brunswick West VIC 3055

2 1 1

Indicative Selling Price

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

Range between \$470,000 & \$500,000

Median Sale Price

\$427,000 Units in Brunswick west between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

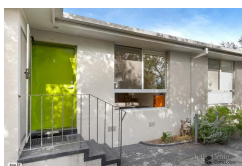
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/288 Hope Street Brunswick West VIC 3055 Sold Price **\$560,000** Sold Date **02-Feb-18**

2 1 1

Distance **0.8km**



2/30 McLean Street Brunswick West VIC 3055 Sold Price **\$467,500** Sold Date **17-Oct-17**

2 1 1

Distance **1.56km**



22/508-510 Moreland Road Brunswick West VIC 3055 Sold Price **\$459,000** Sold Date **09-Dec-17**

2 1 1

Distance **1.7km**

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