

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2018: \$470,000



2 1 1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



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)



4/12 Mincha St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 12/04/2018

Rooms: -

Property Type: Unit



2/39 Mclean St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$556,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Unit

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	4/1 Balfe Crescent, 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	\$550,000	&	\$600,000
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Median sale price

Median price	\$470,000	House		Unit	X	Suburb	Brunswick West
Period - From	01/01/2018	to	31/03/2018	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	1/26 Hopetoun Av BRUNSWICK WEST 3055	\$580,000	10/03/2018
2	4/12 Mincha St BRUNSWICK WEST 3055	\$575,000	12/04/2018
3	2/39 Mclean St BRUNSWICK WEST 3055	\$556,000	09/12/2017

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.~~