

## 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

15 Galtes Crescent Brunswick West VIC 3055

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2020

to

30 Apr 2021

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

1/7A Waxman Parade Brunswick West VIC 3055	\$820,000	20-Nov-20
3/117 Melville Road Brunswick West VIC 3055	\$875,000	27-Mar-21
2/9 Irvine Crescent Brunswick West VIC 3055	\$831,000	27-Nov-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: 10 May 2021

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**1/7A Waxman Parade Brunswick West VIC 3055**

 -  1  2

Sold Price **\$820,000** Sold Date **20-Nov-20**

Distance **0.67km**



**3/117 Melville Road Brunswick West VIC 3055**

 3  2  1

Sold Price <sup>RS</sup> **\$875,000** Sold Date **27-Mar-21**

Distance **1.48km**



**2/9 Irvine Crescent Brunswick West VIC 3055**

 3  1  2

Sold Price **\$831,000** Sold Date **27-Nov-20**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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