McGrath

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** March quarter 2018: \$1,250,000





Property Type: House Agent Comments

Comparable Properties



21 Barrow St BRUNSWICK 3056 (REI)

Agent Comments

Price: \$1,552,500 Method: Private Sale Date: 13/04/2018

Rooms: 7

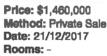
Property Type: House (Res) Land Size: 348 sqm approx

224 Hope St BRUNSWICK WEST 3055 (REI)





Agent Comments



Property Type: House

Land Size: 471 sqm approx



27 Bruce St COBURG 3058 (REI)



Agent Comments

Price: \$1,450,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: House (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, Seles 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.

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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						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$1,45	60,000	&	\$1,550,00	00		
Median sale price						
Median price \$1,250	,000 Ho	use X	Unit		Suburb	Brunswick West
Period - From 01/01/2	2018 to	31/03/2018	Sou	urce 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 21 Barrow St BRUNSWICK 3056					\$1,552,500	13/04/2018
2 224 Hope St BRUNSWICK WEST 3055					\$1,460,000	21/12/2017
3 27 Bruce St COBURG 3058					\$1,450,000	02/06/2018

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.

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