



Rooms:

Property Type: Strata Unit/Flat

Land Size: 493 sqm approx

Agent Comments

2 bedroom 1 bathroom with lock up garage, boutique block of only 4- number 1 sold in May 2016 for \$598K, property currently tenanted with 3 months left on the lease.

Comparable Properties



5/23 Mclean St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: Townhouse (Res)



13/33 Mclean St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: Townhouse (Res)



1/78-80 Melville Rd BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$592,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Townhouse (Res)

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

3/38 Melville Road, Brunswick West Vic 3055

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$1,204,000

House X

Suburb Brunswick West

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
5/23 Mclean St BRUNSWICK WEST 3055	\$612,000	08/07/2017
13/33 Mclean St BRUNSWICK WEST 3055	\$600,000	20/05/2017
1/78-80 Melville Rd BRUNSWICK WEST 3055	\$592,000	22/07/2017