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> Indicative Selling Price \$570,000 - \$620,000 Median House Price June quarter 2017: \$1,204,000





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)

= 2 **=** 1

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)

Price: \$592,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

Property Type: Townhouse (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. Sales 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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Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	3/38 Melville Road, 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	\$570,000	&	\$620,000

Median sale price

Median price \$1,204,0	000 House	X	Suburt	Brunswick West
Period - From 01/04/2	017 to 30/0	06/2017	Source	V

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

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