

1/1 Manica Street, Brunswick West Vic 3055



Bed 3 Bath 2 Car 2
Property Type: Townhouse
Indicative Selling Price
 \$859,000
Median House Price
 09/12/2018 – 08/12/2019:
 \$1,100,000

Comparable Properties



5/18-20 Brighton Street, Flemington 3031 (REI)
Bed 3 Bath 1 Car 1
Price: \$915,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Townhouse (Res)
Agent Comments: townhouse with private courtyard and large bedrooms with superior proportions.



3/1 Collier Crescent, Brunswick 3056 (REI)
Bed 3 Bath 2 Car 2
Price: \$816,000
Method: Auction Sale
Date: 24/08/2019
Property Type: Townhouse (Res)
Agent Comments: Townhouse with comparable accommodation over three levels. Inferior bedrooms with smaller proportions.



3/211 Hope Street, Brunswick West 3055 (REI)
Bed 3 Bath 2
Price: \$765,000
Method: Private Sale
Date: 9/9/2019
Property Type: Townhouse single
Agent Comments: Townhouse with lock up garage. Inferior condition, dated internally.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/1 Manica Street, Brunswick West Vic 3055
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$859,000

Median sale price

Median price

\$1,100,000

House

<input checked="" type="checkbox"/>

Suburb

Brunswick West

Period - From

09/12/2018

to

08/12/2019

Source

REIV

Comparable property sales

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
5/18-20 Brighton Street, Flemington 3031	\$915,000	21/09/2019
3/1 Collier Crescent, Brunswick 3056	\$816,000	24/08/2019
3/211 Hope Street, Brunswick West 3055	\$765,000	09/09/2019

This Statement of Information was prepared on:

09/12/2019
