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1/4 Balfe Crescent, Brunswick West



2 Bed 1 Bath 1 Car Property Type: Unit Indicative Selling Price \$599,000 Median Unit Price Year ending June 2019: \$480,000

Comparable Properties



2/78 Rose Street, Brunswick 3056 (VG) 2 Bed 1 Bath 1 Car Price: \$630,000 Method: Sale Date: 11/04/2019 Property Type: Flat/Unit/Apartment (Res) Agent Comments: Brick villa unit with superior private courtyard and covered deck area.



2/1 Coronation Street, Brunswick West 3055 (REI) 2 Bed 1 Bath 1 Car Price: \$581,000 Method: Auction Sale Date: 6/07/2019 Property Type: Unit Agent Comments: Brick villa unit with similar accommodation.



1/6 Irvine Crescent, Brunswick West 3055 (REI/VG) 2 Bed 1 Bath 1 Car Price: \$577,000 Method: Sold Before Auction Date: 12/04/2019 Property Type: Villa Agent Comments: Brick villa unit with similar accommodation.

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 locality and postcode

Including suburb or 1/4 Balfe Crescent, Brunswick West Vic 3055

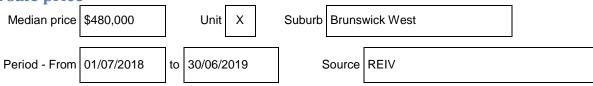
Indicative selling price

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

Single price

\$599,000

Median sale price



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
2/78 Rose Street, BRUNSWICK 3056	\$630,000	11/04/2019
2/1 Coronation Street, BRUNSWICK WEST 3055	\$581,000	06/07/2019
1/6 Irvine Crescent, BRUNSWICK WEST 3055	\$577,000	12/04/2019



This guide must not be taken as legal advice.