

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
Including suburb or locality and postcode

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

Median price

\$480,000

Unit

X

Suburb

Brunswick West

Period - From

01/07/2018

to

30/06/2019

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
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