

3/23 Irvine Crescent, Brunswick West Vic 3055



3 Bed 2 Bath 2 Car
Property Type: Townhouse

Indicative Selling Price
 \$859,000

Median House Price
 Year ending September 2017: \$1,178,000

Comparable Properties



4 O'Brien Sisters Lane, Brunswick 3056 (REI)

3 Bed 2 Bath 1 Car

Price: \$910,000

Method: Auction Sale

Date: 18/11/2017

Property Type: Townhouse (Res)

Agent Comments: Located closer to the city with a single carport.



2a Queen Street, Coburg 3058 (REI)

3 Bed 2 Bath, 2 Car

Price: \$850,000

Method: Sold Before Auction

Date: 21/09/2017

Property Type: Townhouse (Res)

Agent Comments: Brand new townhouse with single garage.



3/22 Wadham Street, Pascoe Vale South (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$811,000

Method: Auction Sale

Date: 21/10/2017

Property Type: Townhouse (Res)

Agent Comments: Modern townhouse.

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

3/23 Irvine Crescent, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$1,178,000

House

Suburb

Brunswick West

Period - From

01/10/2016

to

30/09/2017

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
4 O'Brien Sisters Lane, Brunswick 3056	\$910,000	18/11/2017
2a Queen Street, Coburg 3058	\$850,000	21/09/2017
3/22 Wadham Street, Pascoe Vale south	\$811,000	21/10/2017