

16 James Street, Brunswick West Vic 3055



3 Bed 2 Bath

Property Type: House (Previously Occupied - Detached)

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2018:

\$1,208,750

Comparable Properties



6 Burnell Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,250,000

Method: Auction Sale

Date: 03/03/2018

Property Type: House (Res)

Agent Comments: Superior land size, inferior accommodation and renovation.



3 Hudson Grove, Brunswick West 3055 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,245,000

Method: Auction Sale

Date: 26/05/2018

Property Type: House (Res)

Agent Comments: Superior land size, similar location. Inferior condition.



57 Garnet Street, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,115,000

Method: Private Sale

Date: 29/05/2018

Property Type: House

Agent Comments: Inferior condition un-renovated, superior land size, similar size 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

16 James Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,208,750 House Suburb Brunswick West

Period - From 01/04/2017 to 31/03/2018 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
6 Burnell Street, BRUNSWICK WEST 3055	\$1,250,000	03/03/2018
3 Hudson Grove, BRUNSWICK WEST 3055	\$1,245,000	26/05/2018
57 Garnet Street, BRUNSWICK 3056	\$1,115,000	29/05/2018