

2b Bakers Parade, Brunswick West Vic 3055



2 Bed 1 Bath 2 Car

Property Type: Townhouse

Indicative Selling Price

\$859,000

Median House Price

Year ending June 2018: \$1,207,500

Agent Comments: Townhouse with stunning views, high ceilings, polished floorboards and secure lock up

Comparable Properties



1/2 Cooper Street, Brunswick West 3055 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$873,100

Method: Private Sale

Date: 14/05/2018

Property Type: Townhouse (Res)

Agent Comments: Modern townhouse with single car garage. Superior property with one extra bedroom.



1/8 Fletcher Street, Essendon 3040 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$850,000

Method: Sold Before Auction

Date: 01/06/2018

Property Type: Townhouse (Res)

Agent Comments: Modern townhouse with balcony and carport.



9/74-80 Tinning Street, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car

Price: \$740,000

Method: Private Sale

Date: 25/09/2018

Property Type: Townhouse (Single)

Agent Comments: Tri level townhouse with lock up garage. Inferior layout without views.

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

2b Bakers Parade, 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

\$1,207,500

House

Suburb

Brunswick West

Period - From

01/07/2018

to

30/06/2018

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
1/2 Cooper Street, BRUNSWICK WEST 3055	\$873,100	14/05/2018
1/8 Fletcher Street, ESSENDON 3040	\$850,000	01/06/2018
9/74-80 Tinning Street, BRUNSWICK 3056	\$740,000	25/09/2018