

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 16/137-139 Melville Road, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$473,000

#### Median sale price

Median price \$445,000 House Unit X Suburb Brunswick West

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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	15/516-518 Moreland Rd BRUNSWICK WEST 3055	\$462,000	19/08/2017
2	204/40-52 Percy St BRUNSWICK 3056	\$450,000	06/09/2017
3	5/478 Albion St BRUNSWICK WEST 3055	\$412,000	27/09/2017

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

16/137-139 Melville Road, Brunswick West Vic 3055



2   1   1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

Burst into first home success in trendy Brunswick West with this top-floor apartment offering a lifestyle which is just too good to refuse as Melville Rd trams literally pass the door while Brunswick train station, cafes, restaurants and parks are just footsteps away. It doesn't get more convenient than this! Set in a boutique contemporary block with a secure entrance, this apartment's bright interior showcases a substantial open-plan living/dining area, setting the scene for effortless entertaining and seamlessly spills out via sliding doors to a north-facing terrace with views of the streetscape. An excellent kitchen with stainless steel Blanco appliances including a dishwasher is set to impress while two bedrooms tucked privately away from the entertaining quarters feature built-in robes and share access to a sun-filled balcony. A central neat bathroom, a laundry, an intercom, heating, a secure basement car park and a storage cage completes this brilliant address.

**Indicative Selling Price**

\$430,000 - \$473,000

**Median Unit Price**

June quarter 2017: \$445,000

## Comparable Properties



**15/516-518 Moreland Rd BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

2   1   1

**Price:** \$462,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)



**204/40-52 Percy St BRUNSWICK 3056 (REI)**

**Agent Comments**

2   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 06/09/2017

**Rooms:** -

**Property Type:** Apartment



**5/478 Albion St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

2   1   1

**Price:** \$412,000

**Method:** Private Sale

**Date:** 27/09/2017

**Rooms:** 3

**Property Type:** Apartment