

2/46 Halpin Street, Brunswick West Vic 3055



2 1 1+

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
Year ending March 2017: \$400,500

## Comparable Properties



**2/11 Howson St BRUNSWICK WEST 3055 (REI)** **Agent Comments**

2 1 1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** Unit



**5/21 Cumming St BRUNSWICK WEST 3055 (REI)** **Agent Comments**

2 1 1

**Price:** \$656,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 4  
**Property Type:** Unit



**2/20 Irvine Cr BRUNSWICK WEST 3055 (REI)** **Agent Comments**

2 1 1

**Price:** \$719,000  
**Method:** Private Sale  
**Date:** 12/03/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)

## 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 2/46 Halpin Street, 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 \$650,000 & \$715,000

#### Median sale price

Median price \$400,500

Unit X

Suburb Brunswick West

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/11 Howson St BRUNSWICK WEST 3055	\$640,000	20/05/2017
5/21 Cumming St BRUNSWICK WEST 3055	\$656,000	18/03/2017
2/20 Irvine Cr BRUNSWICK WEST 3055	\$719,000	12/03/2017