

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

23/508-510 MORELAND ROAD BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

6/508-510 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$510,000	23-Sep-21
7/17 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$580,000	20-Jan-22
6/512-514 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$525,000	01-Mar-22

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 6 months.

This Statement of Information was prepared on: 10 May 2022


**6/508-510 MORELAND ROAD
BRUNSWICK WEST VIC 3055**
 2  1  2

Sold Price **\$510,000** Sold Date **23-Sep-21**

Distance -


**7/17 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055**
 2  1  1

Sold Price **\$580,000** Sold Date **20-Jan-22**

Distance **0.36km**

**6/512-514 MORELAND ROAD
BRUNSWICK WEST VIC 3055**
 2  1  1

Sold Price **\$525,000** Sold Date **01-Mar-22**

Distance **0.02km**
RS = Recent sale

UN = Undisclosed Sale

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