

## 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

288 Moreland Road Brunswick VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Brunswick

Period-from

01 Jan 2021

to

31 Dec 2021

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 Macfarland Street Brunswick VIC 3056	\$1,530,000	15-Sep-21
54 Ashmore Street Brunswick VIC 3056	\$1,550,000	21-Sep-21
140 Moreland Road Brunswick VIC 3056	\$1,622,000	21-Aug-21

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: 19 January 2022

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**6 Macfarland Street Brunswick VIC 3056**

 3  2  1

Sold Price

**\$1,530,000**

Sold Date

**15-Sep-21**

Distance

**0.78km**



**54 Ashmore Street Brunswick VIC 3056**

 3  1  2

Sold Price

**\$1,550,000**

Sold Date

**21-Sep-21**

Distance

**1.68km**



**140 Moreland Road Brunswick VIC 3056**

 3  1  2

Sold Price

**\$1,622,000**

Sold Date

**21-Aug-21**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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