

## 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

114/360 MORELAND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2023

to

30 Apr 2024

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

9/4 CUMMING STREET BRUNSWICK WEST VIC 3055	\$380,000	29-Feb-24
G09/9 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$375,000	09-Apr-24

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: 30 May 2024

**9/4 CUMMING STREET  
BRUNSWICK WEST VIC 3055**

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Sold Price **\$380,000** Sold Date **29-Feb-24**Distance **0.92km****G09/9 DUGGAN STREET  
BRUNSWICK WEST VIC 3055**

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Sold Price **\$375,000** Sold Date **09-Apr-24**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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