

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

20/524 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2019

to

30 Apr 2020

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

5/512-514 Moreland Road Brunswick West VIC 3055	\$455,000	20-Jan-20
207/1 Duggan Street Brunswick West VIC 3055	\$410,000	04-Mar-20
17/28-30 Cumming Street Brunswick West VIC 3055	\$425,000	19-Apr-20

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: 14 May 2020

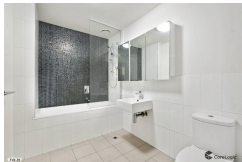


**5/512-514 Moreland Road
Brunswick West VIC 3055**

 2  1  1

Sold Price **\$455,000** Sold Date **20-Jan-20**

Distance **0.11km**



**207/1 Duggan Street Brunswick
West VIC 3055**

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **04-Mar-20**

Distance **0.74km**



**17/28-30 Cumming Street
Brunswick West VIC 3055**

 2  1  1

Sold Price ^{RS} **\$425,000** Sold Date **19-Apr-20**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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