

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

6/556 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2019

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 4/578 Moreland Road Brunswick West VIC 3055 | \$365,000 | 27-May-20 |
| 6/42 Everett Street Brunswick West VIC 3055 | \$360,625 | 29-May-20 |
| 209/9 Duggan Street Brunswick West VIC 3055 | \$415,000 | 19-May-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: 02 July 2020



4/578 Moreland Road Brunswick West VIC 3055

 2  1  1

Sold Price **\$365,000** Sold Date **27-May-20**

Distance **0.19km**



6/42 Everett Street Brunswick West VIC 3055

 2  1  1

Sold Price ^{RS} **\$360,625** ^{UN} Sold Date **29-May-20**

Distance **0.75km**



209/9 Duggan Street Brunswick West VIC 3055

 2  1  1

Sold Price **\$415,000** Sold Date **19-May-20**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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