

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

3/504 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2020

to

31 Oct 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

3/490-492 Moreland Road Brunswick West VIC 3055	\$406,000	23-Apr-21
5/42 Everett Street Brunswick West VIC 3055	\$390,000	30-Apr-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: 22 November 2021

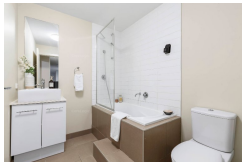


**3/490-492 Moreland Road
 Brunswick West VIC 3055**

 2  1  1

Sold Price **\$406,000** Sold Date **23-Apr-21**

Distance **0.13km**



**5/42 Everett Street Brunswick
 West VIC 3055**

 2  1  1

Sold Price **\$390,000** Sold Date **30-Apr-21**

Distance **0.41km**

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

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