

## 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

215/358 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

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jun 2019

to

31 May 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

D104/460 Victoria Street Brunswick VIC 3056	\$385,000	21-Nov-19
113/288 Albert Street Brunswick VIC 3056	\$375,000	04-Feb-20
220/408 Lygon Street Brunswick East VIC 3057	\$392,000	10-Mar-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: 11 June 2020



**D104/460 Victoria Street  
Brunswick VIC 3056**

 1  1  1

Sold Price

**\$385,000**

Sold Date

**21-Nov-19**

Distance

**1.32km**



**113/288 Albert Street Brunswick  
VIC 3056**

 1  1  -

Sold Price

**\$375,000**

Sold Date

**04-Feb-20**

Distance

**1.97km**



**220/408 Lygon Street Brunswick  
East VIC 3057**

 1  1  1

Sold Price

**\$392,000**

Sold Date

**10-Mar-20**

Distance

**2.39km**

RS = Recent sale

UN = Undisclosed Sale

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