

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

8/508-510 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2020

to

31 Dec 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

2/26 McLean Street Brunswick West VIC 3055	\$542,000	12-Dec-20
3/6 McLean Street Brunswick West VIC 3055	\$515,000	16-Oct-20
5/4 Balfe Crescent Brunswick West VIC 3055	\$550,000	11-Dec-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.~~

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2/26 McLean Street Brunswick West VIC 3055

Sold Price

^{RS}

\$542,000

Sold Date

12-Dec-20



2



1



1

Distance

0.18km



3/6 McLean Street Brunswick West VIC 3055

Sold Price

^{RS}

\$515,000

Sold Date

16-Oct-20



2



1



1

Distance

0.3km



5/4 Balfe Crescent Brunswick West VIC 3055

Sold Price

^{RS}

\$550,000

Sold Date

11-Dec-20



2



1



1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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