

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

42/516 Moreland Road, Brunswick West 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$452,000

or range between

&

### Median sale price

Median price \$410,000

\*House

\*unit x

Suburb  
or locality Brunswick West

Period - From Dec 2016

to Nov 2017

Source Core Logic RP Data

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

Address of comparable property	Price	Date of sale
1. 15/516 Moreland Road, Brunswick West	\$462,000	21/8/17
2. 2/30 Mclean St Brunswick West	\$467,500	17/10/17
3. 3 / 4 Irvine Cres, Brunswick West	\$460,000	2/7/17