

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

1/494 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2020

to

30 Sep 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

3/9 Egginton Street Brunswick West VIC 3055	\$685,000	23-May-21
2/1 Murray Street Brunswick West VIC 3055	\$701,000	12-Aug-21
4/101 Melville Road Brunswick West VIC 3055	\$660,000	16-Oct-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.~~

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**3/9 Egginton Street Brunswick West VIC 3055** 2  1  1

Sold Price

\$685,000

Sold Date

23-May-21

Distance

0.84km**2/1 Murray Street Brunswick West VIC 3055** 2  2  1

Sold Price

\$701,000

Sold Date

12-Aug-21

Distance

0.86km**4/101 Melville Road Brunswick West VIC 3055** 2  1  1

Sold Price

^{RS} **\$660,000**

Sold Date

16-Oct-21

Distance

1.01km**RS** = Recent sale**UN** = Undisclosed Sale

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