

7/546 Moreland Road, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$370,000- \$390,000
Median House Price
 March quarter 2024: \$469,500

Comparable Properties



14/44-46 Passfield Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car
Price: \$375,000
Method: Private Sale
Date: 22/04/2024
Property Type: Apartment
Agent Comments: Superior location Updated No outdoor space Comparable property



2/42 Passfield Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car
Price: \$360,000
Method: Private Sale
Date: 10/04/2024
Property Type: Unit
Agent Comments: Superior location No outdoor space Updated Inferior property



18/614 Moreland Road, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$360,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment
Agent Comments: Comparable location Updated unit No balcony or outdoor space Inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7/546 Moreland Road, Brunswick West Vic 3055
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$390,000

Median sale price

Median price \$469,500 Unit x Suburb Brunswick West

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14/44-46 Passfield Street, BRUNSWICK WEST 3055	\$375,000	22/04/2024
2/42 Passfield Street, BRUNSWICK WEST 3055	\$360,000	10/04/2024
18/614 Moreland Road, BRUNSWICK WEST 3055	\$360,000	05/12/2023

This Statement of Information was prepared on:

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