

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

3/500 Moreland Road, Brunswick West 3055

Indicative selling price

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

Single price \$395,000

or range between

&

Median sale price

Median price \$430,000

*House

*unit x

Suburb
or locality Brunswick West

Period - From March 2017

to Feb 2018

Source Core Logic RP Data

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
1. 11/5 Allard Street, Brunswick West	\$440,000	23/12/17
2. 2/11 Egginton Street, Brunswick West	\$412,500	7/12/17
3. 8/80 Hopetoun Ave, Brunswick West	\$412,000	19/12/17