

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

19/614 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2023

to

29 Feb 2024

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

8/614 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$295,000	07-Dec-23
14/556 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$280,000	13-Aug-23
7/31 RALEIGH STREET ESSENDON VIC 3040	\$285,000	23-Jan-24

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.~~

This Statement of Information was prepared on: 07 March 2024



**8/614 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

2 1 -

Sold Price **\$295,000** Sold Date **07-Dec-23**

Distance **0km**



**14/556 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$280,000** Sold Date **13-Aug-23**

Distance **0.49km**



**7/31 RALEIGH STREET ESSENDON
VIC 3040**

2 1 1

Sold Price **\$285,000** Sold Date **23-Jan-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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