

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/552 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

\$225,000

&

\$247,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5/38 NEWSTEAD STREET MARIBYRNONG VIC 3032	\$225,000	04-Jul-24
18/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	\$236,500	24-May-24
5/20-22 SANDOWN ROAD ASCOT VALE VIC 3032	\$245,000	06-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 October 2024

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**5/38 NEWSTEAD STREET
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

^{RS}

\$225,000

Sold Date

04-Jul-24

Distance

3.54km



**18/22-28 CANTERBURY STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$236,500

Sold Date

24-May-24

Distance

3.33km



**5/20-22 SANDOWN ROAD ASCOT
VALE VIC 3032**

 1  1  1

Sold Price

^{RS}

\$245,000

Sold Date

06-Aug-24

Distance

3.67km

RS = Recent sale

UN = Undisclosed Sale

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