

## 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

15/612 Moreland Road Brunswick West VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$265,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2021

to

31 Jan 2022

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

5/14B Bent Street Brunswick West VIC 3055	\$280,000	09-Jul-21
5/39-41 Murray Street Brunswick West VIC 3055	\$339,999	30-Jun-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.

This Statement of Information was prepared on: 17 February 2022


**5/14B Bent Street Brunswick West  
VIC 3055**
 1
  1
  1

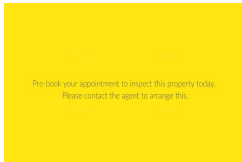
Sold Price

**\$280,000**

Sold Date

**09-Jul-21**

Distance

**1.49km**

**5/39-41 Murray Street Brunswick  
West VIC 3055**
 1
  1
  1

Sold Price

**\$339,999**

Sold Date

**30-Jun-21**

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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