

1/492 Moreland Road, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: Strata Unit/Flat

Indicative Selling Price

\$370,000 - \$400,000

Median House Price

12/09/2022 - 11/09/2023:

\$470,000

Comparable Properties



4/8 Dalgety Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$420,000

Method: Private Sale

Date: 06/06/2023

Property Type: Apartment

Agent Comments: Similar apartment in comparable condition



411/2 Olive York Way, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$409,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment

Agent Comments: Contemporary apartment in large complex



6/47 Murray Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$380,500

Method: Auction Sale

Date: 01/07/2023

Property Type: Apartment

Agent Comments: Unrenovated apartment of similar size and age

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

1/492 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$470,000 Unit x Suburb Brunswick West

Period - From 12/09/2022 to 11/09/2023 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
4/8 Dalgety Street, BRUNSWICK WEST 3055	\$420,000	06/06/2023
411/2 Olive York Way, BRUNSWICK WEST 3055	\$409,000	09/08/2023
6/47 Murray Street, BRUNSWICK WEST 3055	\$380,500	01/07/2023

This Statement of Information was prepared on:

12/09/2023 15:38