

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 G01/444-446 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$425,000

&

\$465,000

Median sale price

Median price \$480,000

House

Unit

X

Suburb

Brunswick West

Period - From 01/07/2018

to

30/06/2019

Source REIV

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 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	107/8-38 Percy St BRUNSWICK 3056	\$462,000	31/07/2019
2	3/14b Bent St BRUNSWICK WEST 3055	\$460,000	07/06/2019
3	406/444-446 Moreland Rd BRUNSWICK WEST 3055	\$450,000	11/07/2019

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 six months.



Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



107/8-38 Percy St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 31/07/2019

Rooms: -

Property Type: Apartment



3/14b Bent St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 07/06/2019

Rooms: -

Property Type: Apartment

406/444-446 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 11/07/2019

Rooms: -

Property Type: Apartment