

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

7/118-124 MELVILLE 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2022

to

28 Feb 2023

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

5/358 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$710,000	22-Feb-23
6/117 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$745,000	15-Dec-22
1/42 CUMMING STREET BRUNSWICK WEST VIC 3055	\$705,000	21-Dec-22

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 March 2023

**5/358 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

3 2 2

Sold Price

^{RS}**\$710,000**

Sold Date

22-Feb-23

Distance

-

**6/117 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

3 2 2

Sold Price

\$745,000

Sold Date

15-Dec-22

Distance

0.07km**1/42 CUMMING STREET
BRUNSWICK WEST VIC 3055**

3 1 1

Sold Price

\$705,000

Sold Date

21-Dec-22

Distance

0.37km**RS** = Recent sale**UN** = Undisclosed Sale

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