

## 598 Moreland Road, Brunswick West Vic 3055



**3 Bed 1 Bath 1 Car**

**Property Type:** House

**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median House Price**

Year ending December 2023:

\$1,300,000

## Comparable Properties



**35 The Boulevard, Pascoe Vale South 3044 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

**Agent Comments:** Brick home on a corner block, superior condition, and inferior land size.



**33 Brentwood Avenue, Pascoe Vale South 3044 (REI)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House

**Agent Comments:** Mid-century weatherboard home, dated/original condition.



**555 Moreland Road, Pascoe Vale South 3044 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,002,500

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** House

**Land Size:** 557 sqm approx

**Agent Comments:** Located on the same road. Brick home sold with plans to develop.

## 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

598 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)

Range between \$950,000 & \$1,040,000

#### Median sale price

Median price \$1,300,000 House x Suburb Brunswick West

Period - From 01/01/2023 to 31/12/2023 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
35 The Boulevard, PASCOE VALE SOUTH 3044	\$1,110,000	09/12/2023
33 Brentwood Avenue, PASCOE VALE SOUTH 3044	\$1,045,000	15/11/2023
555 Moreland Road, PASCOE VALE SOUTH 3044	\$1,002,500	12/12/2023

This Statement of Information was prepared on:

17/04/2024