

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

4/156 MORELAND ROAD BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 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

Address of comparable property	Price	Date of sale
1/156 MORELAND ROAD BRUNSWICK VIC 3056	\$771,000	18-Dec-23
3/156 MORELAND ROAD BRUNSWICK VIC 3056	\$755,000	28-Oct-23

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: 24 January 2024



**1/156 MORELAND ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price

^{RS} **\$771,000** Sold Date **18-Dec-23**

Distance **0km**



**3/156 MORELAND ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price

\$755,000 Sold Date **28-Oct-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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