

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

8/558 Moreland Road, Brunswick West, VIC 3055

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$220,000

&

\$240,000

Median sale price

Median price

\$470,000

Property Type

Apartment

Suburb

Brunswick West (3055)

Period - From

01/01/2023

to

31/12/2022

Source

realestate.com.au

Comparable property sales

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
20/558 MORELAND ROAD, BRUNSWICK WEST VIC 3055	\$240,000	05/01/2023
5/446 ALBION STREET, BRUNSWICK WEST VIC 3055	\$230,000	18/10/2022
1/12 MCCOLL COURT, BRUNSWICK WEST VIC 3055	\$233,000	11/10/2022

This Statement of Information was prepared on: 20/01/2023