

2/390 Moreland Road, Brunswick West Vic 3055



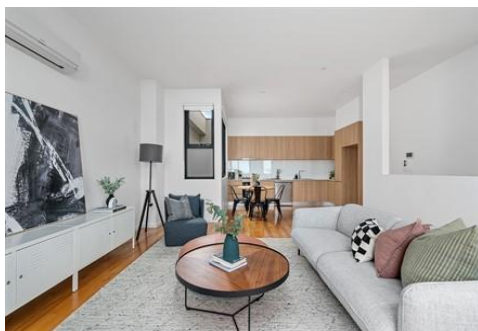
2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Townhouse (Res)
Indicative Selling Price
 \$760,000-\$810,000
Median House Price
 16/03/2022-15/03/2023: \$595,000

Comparable Properties



3/11 Cassels Road, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$820,000
Method: Sold Before Auction
Date: 11/11/2022
Property Type: Townhouse (Res)
Agent Comments: Slightly smaller property Doesn't have a study or extra car space Comparable property.



1/101 Hope Street, Brunswick 3056 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$801,000
Method: Private Sale
Date: 21/11/2022
Property Type: Townhouse (Res)
Agent Comments: Part of a larger complex Extra bathroom Smaller property No courtyard Inferior property



1/101 Hope Street, Brunswick 3056 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$795,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Townhouse (Res)
Agent Comments: No courtyard 3 level property Smaller lan size Comparable property

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

2/390 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$760,000 & \$810,000

Median sale price

Median price \$595,000 Townhouse ☒ Suburb Brunswick West

Period - From 20/03/2022 to 19/03/2023 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
3/11 Cassels Road, BRUNSWICK 3056	\$820,000	11/11/2022
1/101 Hope Street, BRUNSWICK 3056	\$801,000	21/11/2022
1/6 Bent Street, BRUNSWICK WEST 3055	\$795,000	26/11/2022

This Statement of Information was prepared on:

20/03/2023 11:30