

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

1/512-514 Moreland 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2020

to

30 Apr 2021

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

8/508-510 Moreland Road Brunswick West VIC 3055	\$500,000	19-Feb-21
7/536 Albion Street Brunswick West VIC 3055	\$500,000	02-Mar-21
8/3 Balloan Street Coburg VIC 3058	\$527,500	06-Feb-21

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: 07 May 2021

Trish Di Vito

P 039374 8395

M 0413 252 395

E tdivito@bradteal.com.au

**8/508-510 Moreland Road
Brunswick West VIC 3055** 2  1  1Sold Price **\$500,000** Sold Date **19-Feb-21**Distance **0.06km****7/536 Albion Street Brunswick
West VIC 3055** 2  1  1Sold Price ^{RS} **\$500,000** Sold Date **02-Mar-21**Distance **0.65km****8/3 Balloan Street Coburg VIC
3058** 2  1  1Sold Price ^{RS} **\$527,500** Sold Date **06-Feb-21**Distance **2.41km**

RS = Recent sale

UN = Undisclosed Sale

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