

## 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 566a 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 \$680,000 & \$729,000

#### Median sale price

Median price \$485,000 House Unit X Suburb Brunswick West

Period - From 01/10/2017 to 30/09/2018 Source REIV

#### 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 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
1	566b Moreland Rd BRUNSWICK WEST 3055	\$717,500	24/11/2018
2	5/89 Hopetoun Av BRUNSWICK WEST 3055	\$711,000	24/11/2018
3	1/85 Hopetoun Av BRUNSWICK WEST 3055	\$690,000	10/11/2018

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 six months.



 3  2  1

**Rooms:**  
**Property Type:** townhouse  
**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$729,000

**Median Unit Price**

Year ending September 2018: \$485,000

## Comparable Properties

**566b Moreland Rd BRUNSWICK WEST 3055**  
(REI/VG)

**Agent Comments**

 3  3  1

**Price:** \$717,500  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 95 sqm approx

**5/89 Hopetoun Av BRUNSWICK WEST 3055**  
(REI)

**Agent Comments**

 3  3  2

**Price:** \$711,000  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**1/85 Hopetoun Av BRUNSWICK WEST 3055**  
(REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 93 sqm approx