

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

9/516-518 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2022

to

30 Jun 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

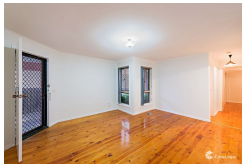
2/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$623,000	22-Jul-23
2/20 LAWSON STREET ESSENDON VIC 3040	\$655,000	11-Mar-23
2/11 HALPIN STREET BRUNSWICK WEST VIC 3055	\$675,000	30-Jun-23

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 July 2023

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2/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055

Sold Price

^{RS}

\$623,000

Sold Date

22-Jul-23

2

1

1

Distance

0.39km



2/20 LAWSON STREET ESSENDON VIC 3040

Sold Price

\$655,000

Sold Date

11-Mar-23

2

1

1

Distance

0.79km



2/11 HALPIN STREET BRUNSWICK WEST VIC 3055

Sold Price

^{RS}

\$675,000

Sold Date

30-Jun-23

2

1

1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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