

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

5/258 MORELAND ROAD BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2022

to

31 May 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

3/128 DONALD STREET BRUNSWICK VIC 3056	\$602,000	09-Jun-23
3/19 BALMER STREET BRUNSWICK VIC 3056	\$590,000	11-May-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: 28 June 2023



**3/128 DONALD STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price ^{RS} **\$602,000** ^{UN} Sold Date **09-Jun-23**

Distance **1.28km**



**3/19 BALMER STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price ^{RS} **\$590,000** Sold Date **11-May-23**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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