

## 4/516-518 Moreland Road, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$585,000  
**Median House Price**  
 June quarter 2023: \$430,000

## Comparable Properties



### 10/168 Reynard Street, Coburg 3058 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** Villa  
**Agent Comments:** Comparable brick property with private courtyard, renovated kitchen and meals combined bathroom/laundry and separate toilet.



### 2/3 Mitchell Parade, Pascoe Vale South 3044 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$592,500  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** Villa  
**Agent Comments:** Villa unit in original condition with rear courtyard, generous laundry and single lock up garage.



### 4/24 Wright Street, Essendon 3040 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$559,000  
**Method:** Private Sale  
**Date:** 26/05/2023  
**Property Type:** Villa  
**Agent Comments:** Single level villa unit with separate toilet and bathroom integrating laundry function. Inferior outdoor space.

## 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

4/516-518 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)

Single price

\$585,000

#### Median sale price

Median price

\$430,000

Unit

x

Suburb

Brunswick West

Period - From

01/04/2023

to

30/06/2023

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
10/168 Reynard Street, COBURG 3058	\$605,000	29/07/2023
2/3 Mitchell Parade, PASCOE VALE SOUTH 3044	\$592,500	29/04/2023
4/24 Wright Street, ESSENDON 3040	\$559,000	26/05/2023

This Statement of Information was prepared on:

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