

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

G02 of 358 Moreland Road Brunswick West

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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$570,000

*House

*Unit

X

Suburb
or locality

Brunswick West

Period - From

January, 2020

to

June 2020

Source

corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

107 358 Moreland Road Brunswick West	\$520,000	Sept 2019
106 OF 358 Moreland Road Brunswick West	\$510,000	August 2020
101 of 358 Moreland Road Brunswick West	\$505,000	August 2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.