

## 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

6/556 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/578 Moreland Road Brunswick West VIC 3055	\$365,000	27-May-20
6/42 Everett Street Brunswick West VIC 3055	\$360,625	29-May-20
209/9 Duggan Street Brunswick West VIC 3055	\$415,000	19-May-20

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: 02 July 2020



**4/578 Moreland Road Brunswick West VIC 3055**

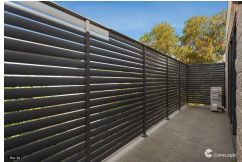
 2  1  1

Sold Price

**\$365,000**

Sold Date **27-May-20**

Distance **0.19km**



**6/42 Everett Street Brunswick West VIC 3055**

 2  1  1

Sold Price

<sup>RS</sup> **\$360,625** <sup>UN</sup>

Sold Date **29-May-20**

Distance **0.75km**



**209/9 Duggan Street Brunswick West VIC 3055**

 2  1  1

Sold Price

**\$415,000**

Sold Date **19-May-20**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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