

## 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

6/490-492 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

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/490-492 Moreland Road Brunswick West VIC 3055	\$406,000	23-Apr-21
1/500 Moreland Road Brunswick West VIC 3055	\$407,000	15-Oct-20
5/42 Everett Street Brunswick West VIC 3055	\$390,000	30-Apr-21

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: 31 January 2022



**3/490-492 Moreland Road  
Brunswick West VIC 3055**

 2  1  1

Sold Price **\$406,000** Sold Date **23-Apr-21**

Distance -



**1/500 Moreland Road Brunswick  
West VIC 3055**

 2  1  1

Sold Price **\$407,000** Sold Date **15-Oct-20**

Distance **0.08km**



**5/42 Everett Street Brunswick  
West VIC 3055**

 2  1  1

Sold Price **\$390,000** Sold Date **30-Apr-21**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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