

## 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

6/508-510 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

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 20/33 MCLEAN STREET BRUNSWICK WEST VIC 3055 | \$570,000 | 17-Oct-24 |
| 3/464 ALBION STREET BRUNSWICK WEST VIC 3055 | \$540,000 | 08-Nov-24 |
| 1/29 MURRAY STREET BRUNSWICK WEST VIC 3055  | \$549,900 | 21-Nov-24 |

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: 26 March 2025



**20/33 MCLEAN STREET  
BRUNSWICK WEST VIC 3055**

2 1 2

Sold Price **\$570,000** Sold Date **17-Oct-24**

Distance **0.13km**



**3/464 ALBION STREET  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$540,000** Sold Date **08-Nov-24**

Distance **0.7km**



**1/29 MURRAY STREET BRUNSWICK  
WEST VIC 3055**

2 1 1

Sold Price **\$549,900** Sold Date **21-Nov-24**

Distance **0.82km**

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

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